



## Kirkby Lonsdale

£590,000

55 Oakfield Park, Kirkby Lonsdale, Carnforth, LA6 2FQ

Located in the desirable Oakfield Park development, this beautifully finished 3 bedroom detached home offers contemporary living in a peaceful, family friendly setting. Surrounded by green space and enjoying a quiet position within the development, this property combines stylish design, energy efficiency and practicality. Still covered by a builder's warranty, this is a move in ready home that offers long term peace of mind.

Built to a high specification, the property features off road parking, an integral garage with an electric door and a well maintained private garden ideal for outdoor living and entertaining. The home offers light filled interiors with thoughtful touches throughout including quality Moduleo and Karndean flooring, AEG integrated appliances and a carefully designed layout that connects living and dining areas with ease. Whether you are a growing family or a professional couple looking for a home with flexible work from home options.

### Quick Overview

Stylish Three-Bedroom Detached House  
Modern, High Spec Finishes Throughout  
Home Office in the Garden  
Walking Distance to the Market Town of Kirkby  
Lonsdale  
Close to Local Schools & Amenities  
Off Road Parking, Garage & Garden  
Ample Storage & Separate Utility  
Ideal Family Home  
NHBC Warranty Included  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Garage &  
Parking

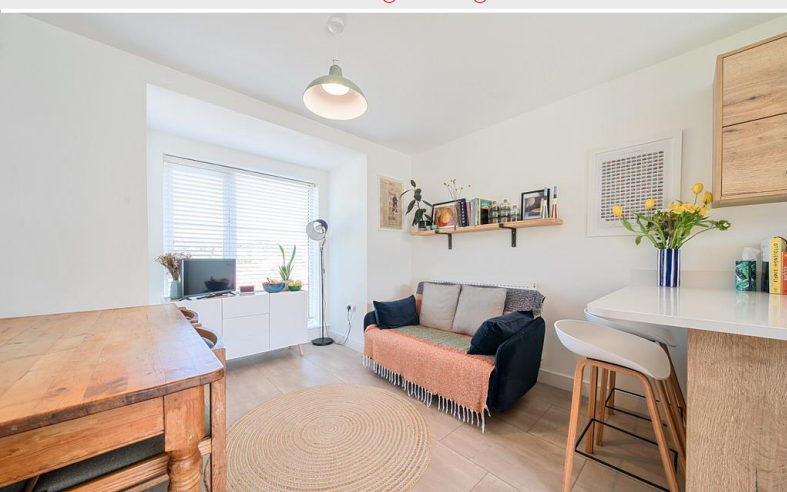
Property Reference: KL3635



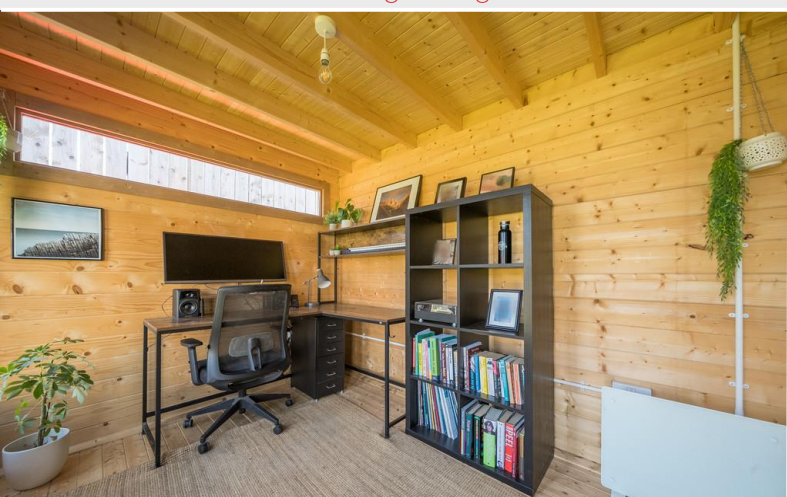
Living Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Home Office

Step inside to a welcoming entrance hall laid with Moduleo flooring, which flows seamlessly into the light-filled living room. This triple-aspect space enjoys French doors opening onto the rear garden, creating a perfect indoor-outdoor connection. To the left of the entrance is an open-plan kitchen, living and dining room, ideal for modern living and entertaining. The kitchen is well-appointed with AEG integrated appliances, including an oven, microwave, fridge, freezer, dishwasher, and a 1.5 sink unit. Wall and base units offer ample storage, and a breakfast bar creates a natural hub for social gatherings. Karndean flooring adds a touch of luxury, and patio doors lead directly to the garden. Also on the ground floor, you'll find a handy cloakroom with WC and sink, a storage cupboard for coats and shoes, and a utility room with under-counter space for a washing machine and tumble dryer.

Upstairs, the home has three well-proportioned bedrooms. The principal bedroom benefits from a front-aspect window, a dedicated dressing area, and a modern en-suite shower room with a WC and sink. The second bedroom is a comfortable double with a rear-aspect window and far reaching views of surrounding fells, while the third offers views to the front. The family bathroom is fitted with a contemporary three-piece suite, including a bath, WC, and sink. A useful landing cupboard offers additional storage and provides access to a partly boarded loft for even more space.

Outside, the property features a driveway providing off road parking with a garage with side pedestrian access and electric door. The gardens are level mainly to lawn, ideal for children or pets.

At the rear of the garden is a purpose-built home office, complete with power, lighting, and connected to B4RN full-fibre broadband. Whether you work remotely or need a separate space for a treatment room or studio, this versatile room is usable all year round.

#### Accommodation with approximate dimensions

##### Ground Floor

**Kitchen/Living/Dining Room** 22' 4" x 11' 6" (6.81m x 3.51m)

**Living Room** 19' 6" x 11' 6" (5.94m x 3.51m)

**Utility** 7' 5" x 4' 8" (2.26m x 1.42m)

##### First Floor

**Bedroom One** 13' 1" x 11' 6" (3.99m x 3.51m)

**Bedroom Two** 14' 2" x 9' 4" (4.32m x 2.84m)

**Bedroom Three** 11' 8" x 9' 9" (3.56m x 2.97m)



Living Room



Kitchen/Living/Dining Room



Bedroom Three



Bedroom Two



Family Bathroom



Ensuite Shower Room

## Property Information

### Garage

With electric door, light and power.

### Parking

Off Road Parking.

### Tenure

Freehold (Vacant possession upon completion).  
Service charge of £300.00 per annum contributes towards general upkeep of the grounds and for the estate waste treatment plant.

### Council Tax

Westmorland and Furness Council - Band E

### Services

Mains gas, water and electricity. Private treatment plant serves the drainage of the Oakfield Park estate.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### What3Words

///freezers.novels.fidelity

### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Dressing Room



Rear Aspect



Garden

Request a Viewing Online or Call 015242 72111

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Oakfield Park, Kirkby Lonsdale, Carnforth, LA6



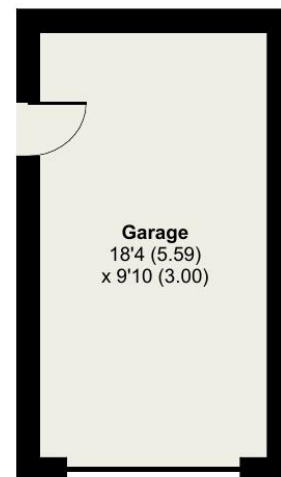
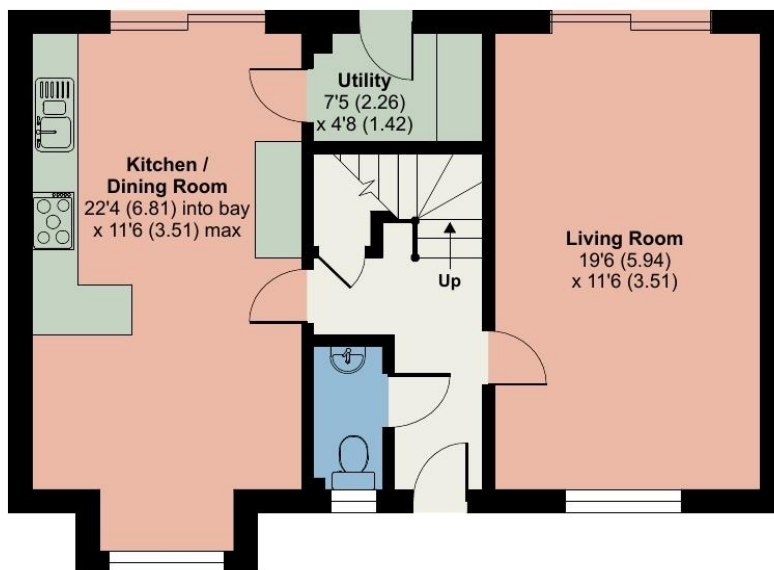
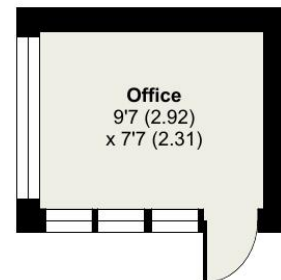
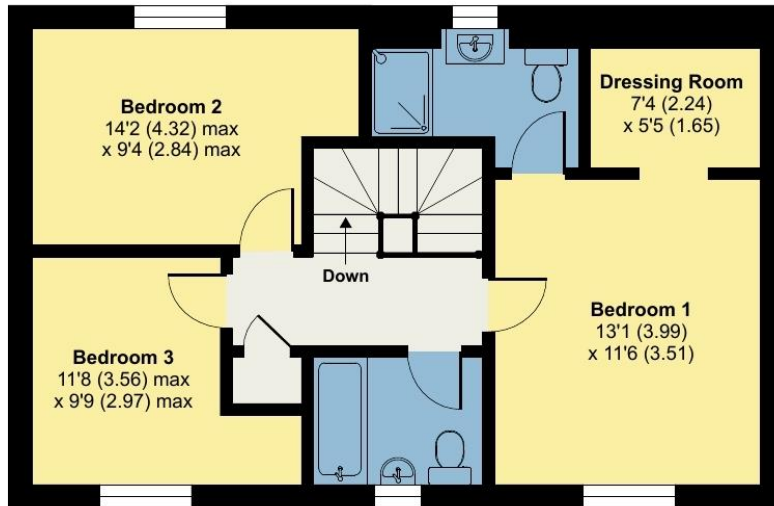
Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 180 sq ft / 16.7 sq m

Office = 74 sq ft / 6.9 sq m

Total = 1500 sq ft / 139.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1286726

**A thought from the owners...** 'This is a light-filled house with a practical, considered layout; we've found it so comfortable to live in and work from. It benefits from a quiet, peaceful position with lovely outlooks as well as a community feel - the best of both worlds!'

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Request a Viewing Online or Call 015242 72111