

58 OAKFIELD PARK

£545,000

Kirkby Lonsdale, LA6 2FQ

Situated on this popular residential estate, a modern and contemporary link detached property with splendid views to the rear.

Purchased as new in 2021, the owners have extended the ground floor to create a sociable living/dining kitchen with access out to the garden, perfect for family life. There is also a hall with cloakroom, sitting room, two double bedrooms, a third single, an en suite shower room and a house bathroom. Private driveway parking, single garage, foregarden and enclosed rear garden with lawn and seating terrace.

This is a great family house in an edge of town location, within walking distance of schools and all local amenities.





Welcome to **58 OAKFIELD PARK**

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Here's our **TOP TEN** reasons to love **58 Oakfield Park**:

- 1. In an edge of town location on an attractive development** within walking distance of all this sought-after Lune Valley market town has to offer.
- 2. A light and airy, contemporary link-detached home**, enjoying lovely countryside and fell views to the rear; it's fully equipped for modern family life and having recently been decorated throughout, it's ready to move straight into.
- 3. Energy efficient** - with an EPC rating of B, stay warm and comfortable with a low carbon footprint.
- 4. Well-proportioned rooms** - with a gross internal measurement of 1483 sq ft (137.8 sq m), the current owners purchased from new in 2021, and have further enhanced the property by extending the ground floor to create a wonderfully sociable and family-orientated living and eating space.
- 5. Come on in** to the entrance hall off which is the south-facing sitting room with a feature electric fire. The living/dining kitchen is a fabulous space with tall windows, sliding doors and three skylight windows allowing natural light to flood in. The kitchen is fitted with base and wall units and an island unit with breakfast bar; integral appliances comprise AEG oven, microwave/grill, gas five ring hob and Zanussi wash/dryer, dishwasher and fridge/freezer. The seating area has a gas stove for the colder months and in the warmer months, open the sliding doors to create indoor/outdoor living. There is also an understairs cupboard and access to the garage.
- 6. Sweet dreams** - off the landing are two good-sized double bedrooms, both with built-in wardrobes and one with lovely views towards the fells. Bedroom 1 has an en suite shower room, bedroom 2 has tall windows and bedroom 3 is a single, which would equally lend itself to a study/home office and has a pleasant outlook. Also off the landing are a boiler cupboard and a useful cloaks cupboard.
- 7. Bath/shower rooms** with three piece house bathroom and en suite shower room. There is also a two piece cloakroom to the ground floor.
- 8. Garage and parking** - a block paved drive provides parking for 2/3 cars; there is also an attached single garage with electric up and over door.
- 9. Outdoor space** - to the front is a foregarden, planted with shrubs and laid to bark. To the rear, an enclosed garden with level lawn and seating terraces with direct access from the living/dining kitchen.
- 10. Excellent access to the glorious surrounding countryside** with the Lune Valley, Yorkshire Dales, Lake District National Parks and two National Landscapes (Silverdale/Arnsdale and the Forest of Bowland) so in whichever direction you head for a walk, run, climb, sail or cycle it's all beautifully accessible. More information about the area can be found on page 5.







Within walking distance of this sought-after Lune Valley town

The **Lune Valley** begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape and the Yorkshire Dales. It is one of the countries most picturesque areas and its scenic landscapes have, for centuries, inspired many writers and artists.

The Cumbrian market town of **Kirkby Lonsdale** is an ever-popular choice with a wide range of buyers. It's not hard to see why; part of the town is a Conservation Area and it's a little gem that packs a punch with a host of independent shops, bars and restaurants. To support the local population, there's a good range of local facilities - churches, the Post Office, Booths supermarket, Boots chemist, an optician, doctor's and dentists' surgeries, all within a short walking distance of Oakfield Park.

Gateway to the Lake District, the historic market town of **Kendal** (12.7 miles) and the Georgian city of **Lancaster** (17.4 miles via A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to Royal Lancaster Infirmary.

One of the main reasons families seek out houses in Kirkby Lonsdale is the good schools - within walking distance you'll find St Mary's primary school and highly-regarded Queen Elizabeth secondary school. Further afield there's Dallam, a mixed comprehensive world school with state boarding at Milnthorpe.

The area is also well served by private schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere and for further and higher education, Lancaster University, the University of Cumbria, Lancaster & Morecambe College and Kendal College.



The great outdoors is on your doorstep - situated close to the **Yorkshire Dales**, the **Lake District National Parks** and the **Forest of Bowland National Landscape**, the area provides a stunningly scenic and natural adventure playground for walkers, climbers, cavers, wild swimmers, potholers, horse riders, cyclists and sailors. If you fancy a coastal walk, the **Arnsdale and Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away or take a stroll along the traffic free promenade at Grange-over-Sands.

Getting about by car is easy; access to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east into Yorkshire.

Letting the train take the strain - there are stations on the West Coast main line at Lancaster (18 miles via the A683) and Oxenholme (10.7 miles) with direct trains to Euston, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh (if you need to commute to London then this is a great choice of location to balance quality of life for the whole family against work commitments). Camforth's historic train station is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport and is 13.3 miles distant (via the B6254).

For travel by air, there is a choice of airports: Leeds Bradford (51.5 miles) Manchester (80.2 miles) and Liverpool (85.2 miles).

To find the property - heading east along the A65, take the first turning signposted Kirkby Lonsdale. Turn first left onto Oakfield Park and follow the road around to the right. No 58 can be found on the left hand side.

What3words reference: [///could.blur.countoured](#)



Services and specifications

- Mains electricity, gas and drainage
- Metered mains water
- Gas central heating with zoned heating
- Gas stove in the living/dining kitchen and electric fire in the sitting room
- Double glazed windows with high performing glazing
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk
- Duravit sanitary ware in the bathroom, en suite and cloakroom
- Tiled floor in the entrance hall, cloakroom and living/dining kitchen
- Amitco flooring to the bathroom and en suite
- Oak internal doors
- New electric blinds installed on the glazed sliding doors and windows in the living/dining kitchen
- New night and day blinds installed bedroom 1
- External water tap
- External lighting
- Security alarm
- Wiring for an EV charger in the garage
- NHBC warranty with five years remaining





The finer details

Council Tax

58 Oakfield Park is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

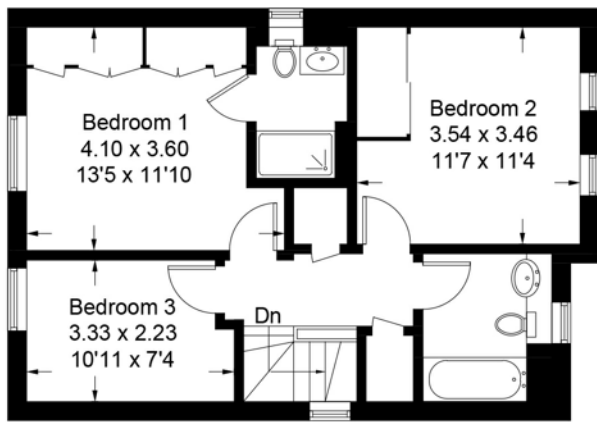
- Included in the sale: carpets, window blinds, light fittings and integral white goods
- The sofa, armchair and footstool in the sitting room, by Duresta, could be left should the buyer wish
- Freehold, with vacant possession on completion
- Restrictive covenants apply - please ask the agent
- LSL Management Ltd are the managing company with an annual fee payable of £271.04 for 2025/26. This covers ground maintenance of communal areas, general reserves and management fees.

Money Laundering

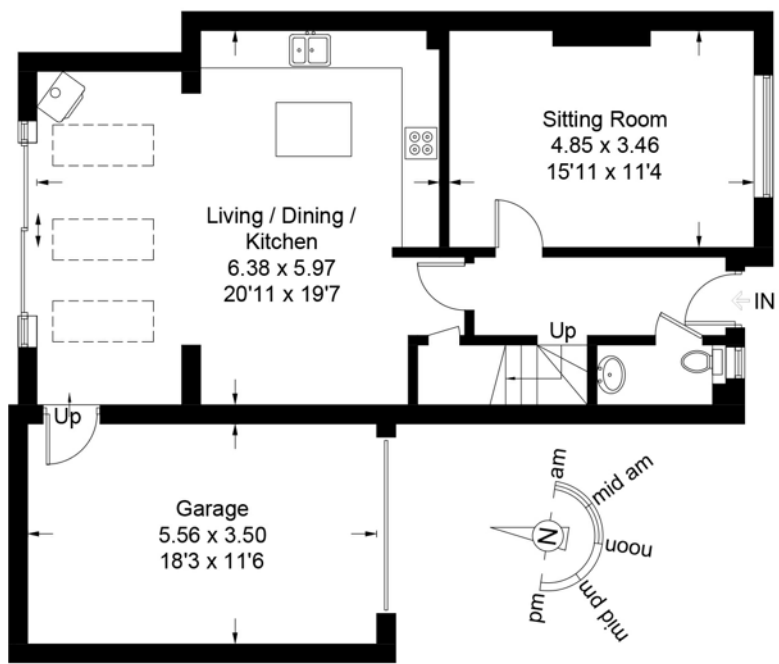
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

58 Oakfield Park, Kirkby Lonsdale, LA6 2FQ

Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft
 (Including Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284436)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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