



Kirkby Lonsdale

£595,000

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

14 Oakfield Park is a modern three-bedroom house located within a popular residential development on the edge of Kirkby Lonsdale, a highly regarded market town celebrated for its independent shops, cafés, and access to the surrounding countryside. The area offers a blend of everyday convenience and outdoor living, with well-regarded schools, riverside walks along the River Lune, and excellent road links to Kendal, Lancaster, and the M6.

Quick Overview

Detached Modern Family Home
 Open-Plan Kitchen/Diner With Breakfast Bar
 Separate Utility Room
 Landscaped Garden with Seating and Pergola
 Garage and Off-Road Parking
 Walking Distance to the Market Town of Kirkby Lonsdale
 NHBC Warranty Included
 Modern, High Spec Finishes Throughout
 Close to Schools, Shops, and Transport
 Ultrafast Broadband Available



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Ultrafast
Broadband



Parking &
Garage

Property Reference: KL3690



Entrance Hall



Living Room



Utility



Cloakroom WC

The property opens into a welcoming hallway with access to a ground floor WC, a storage cupboard, and stairs leading to the first floor. At the front of the house, the living room provides a relaxed and comfortable space for day-to-day living.

To the rear, the kitchen/dining room serves as the main hub of the home. Fitted with contemporary wall and base units, integrated appliances, and sleek worktops, the kitchen also features a breakfast bar for additional prep space and seating. The dining area, defined by pendant lighting, comfortably accommodates a dining table and benefits from a front-aspect window with patio doors to the garden at the rear, allowing plenty of natural light and seamless indoor-outdoor flow. Adjacent to the kitchen, a utility room offers extra storage and laundry facilities.

Upstairs, the principal bedroom is positioned to the rear and includes a dressing area with built-in wardrobes and an en-suite shower room fitted with a shower, vanity sink, and WC. Two further bedrooms provide flexible accommodation for children, guests, or home working, supported by a modern family shower room with shower, sink, and WC. A useful storage cupboard is located on the landing.

Outside, the landscaped rear garden which faces west balances ease of maintenance with enjoyment. A paved seating area creates an inviting space for outdoor dining, complemented by a lawn and planted borders. Stone boundary walls provide privacy, while a pergola adds an attractive focal point.

The property also benefits from a garage with electric door and off-road parking.

Accommodation with approximate dimensions

Ground Floor

Living Room 19' 4" x 11' 4" (5.89m x 3.45m)

Kitchen/Dining Room 22' x 11' 5" (6.71m x 3.48m)

Utility Room 4' 7" x 7' 3" (1.4m x 2.21m)

First Floor

Bedroom One 12' 9" x 11' 5" (3.89m x 3.48m)

Bedroom Two 9' 3" x 11' 10" (2.82m x 3.61m)

Bedroom Three 9' 6" x 8' 0" (2.9m x 2.44m)



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Family Shower Room

Parking

Off Road Parking.

Tenure

Freehold (Vacant possession upon completion).

Please note, a service charge of approximately £271.04 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. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

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

What3Words

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Viewings

Strictly by appointment with Hackney & Leigh.

Disclaimer

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/02/2026.



Bedroom One



En-Suite



Garden



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
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Floor 0

Approximate total area⁽¹⁾
104.9 m²
1131 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



"Double Click Text To Insert Floor Plan"

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).

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