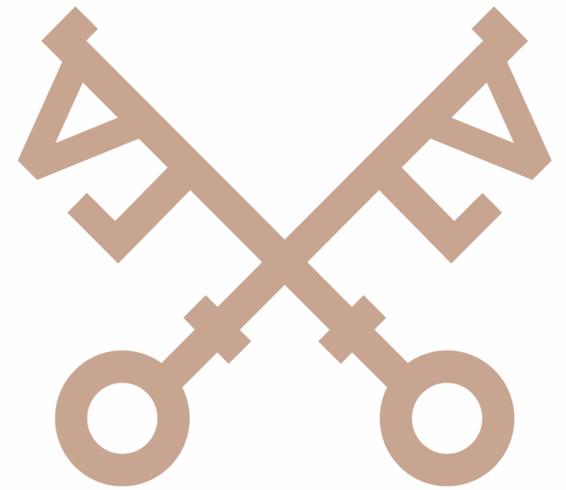




29 Oakfield Park
Kirkby Lonsdale

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ESTATES.

29 OAKFIELD PARK, KIRKBY LONSDALE



The property is approached via a paved driveway providing off-road parking and access to the integral garage, while a neatly maintained, low-maintenance front garden enhances the home's attractive kerb appeal. Inside, the welcoming entrance hall leads to the principal living areas along with a convenient cloakroom. The property also benefits from a Hive smart heating system, allowing the heating to be controlled remotely for added comfort and efficiency.

The kitchen diner forms the social heart of the home, designed with both practicality and entertaining in mind. The kitchen features a contemporary arrangement of base units and wall cupboards, complemented by elegant work surfaces. A full range of integrated appliances ensures seamless functionality, while a breakfast bar offers informal seating. The adjoining dining area, complete with built-in bench seating, creates a welcoming space for family meals and gatherings. Also located on this level is a generous double bedroom, currently used as an additional sitting room, offering excellent flexibility for guests or multi-generational living. This room benefits from its own three-piece en suite shower room.

On the lower ground floor are three further bedrooms, the family bathroom, and a utility room. The principal bedroom is a particularly spacious double with sliding doors opening directly onto the rear garden, allowing natural light to flood the room while providing a peaceful outlook. The room also benefits from a walk-in wardrobe area and a three-piece en suite shower room.



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Property Type:

Detached

Square Footage:

3917 sqft

Council Tax Band:

F

EPC Rating:

B

Tenure

Freehold

Take a closer look...





Why Kirkby Lonsdale?

LOCATED IN THE HEART OF KIRKBY LONSDALE, OAKFIELD PARK BENEFITS FROM THE CHARM AND CONVENIENCE OF THIS THRIVING MARKET TOWN. WITH ITS INDEPENDENT SHOPS, CAFÉS, AND AWARD-WINNING RESTAURANTS, AS WELL AS EXCELLENT SCHOOLS AND A STRONG SENSE OF COMMUNITY, IT'S EASY TO SEE WHY KIRKBY LONSDALE IS ONE OF THE MOST DESIRABLE PLACES TO LIVE IN THE REGION. THE SURROUNDING COUNTRYSIDE, INCLUDING THE YORKSHIRE DALES AND LAKE DISTRICT, OFFERS ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURES, FROM SCENIC WALKS TO CYCLING AND MORE. COMBINING MODERN DESIGN, FLEXIBLE LIVING ACCOMMODATION, AND BREATHTAKING RURAL VIEWS, THIS SUPERB HOME PRESENTS A WONDERFUL OPPORTUNITY TO ENJOY CONTEMPORARY LIVING IN ONE OF KIRKBY LONSDALE'S MOST DESIRABLE RESIDENTIAL LOCATION

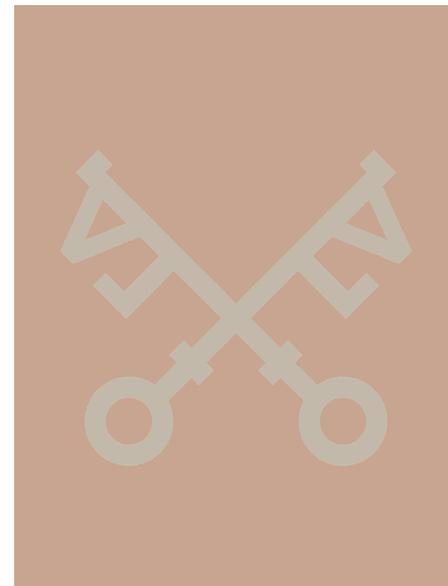
29 Oakfield Park, Kirkby Lonsdale





OUTSIDE, THE REAR GARDEN OFFERS A PRIVATE AND ATTRACTIVE OUTDOOR SPACE DESIGNED FOR EASY MAINTENANCE. MAINLY LAID TO LAWN WITH GRAVEL AND PATIO SEATING AREAS, IT PROVIDES AN IDEAL SETTING FOR OUTDOOR DINING AND RELAXATION WHILE BEING FRAMED BY MATURE TREES THAT ENHANCE PRIVACY AND COMPLEMENT THE BEAUTIFUL COUNTRYSIDE BACKDROP.











Zzz... 000





WHERE CAN I FIND...



The Closest Schools?

St Mary's Primary School - 2
Minute Drive & 9 Minute Walk

Queen Elizabeth School - 2
Minute Drive & 9 Minute Walk



Somewhere Nice to Walk the Dog?

ROC Post - 3 Minute Walk



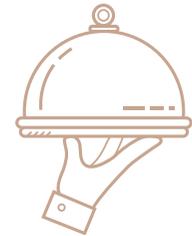
The Local Shop?

Booths - 3 Minute Drive & 15
Minute Walk



A Refreshing Pint?

The Royal Barn - 15 Minute
Walk



A Delicious Meal?

Avanti Restaurant - 3
Minute Drive & 18 Minute
Walk



Closest Transport Links

Bus - Queen Elizabeth School
Stop - 9 Minute Walk

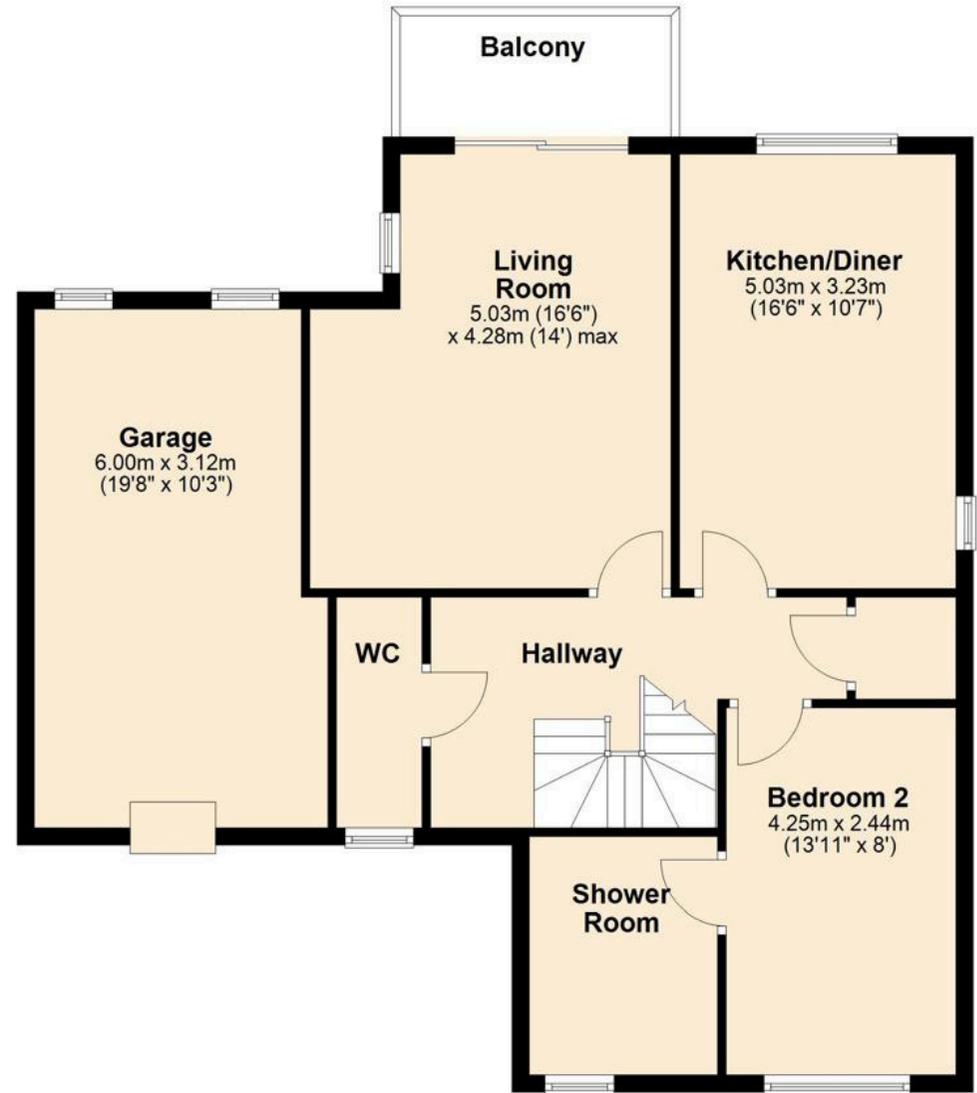
Rail - Wennington Station - 16
Minute Drive





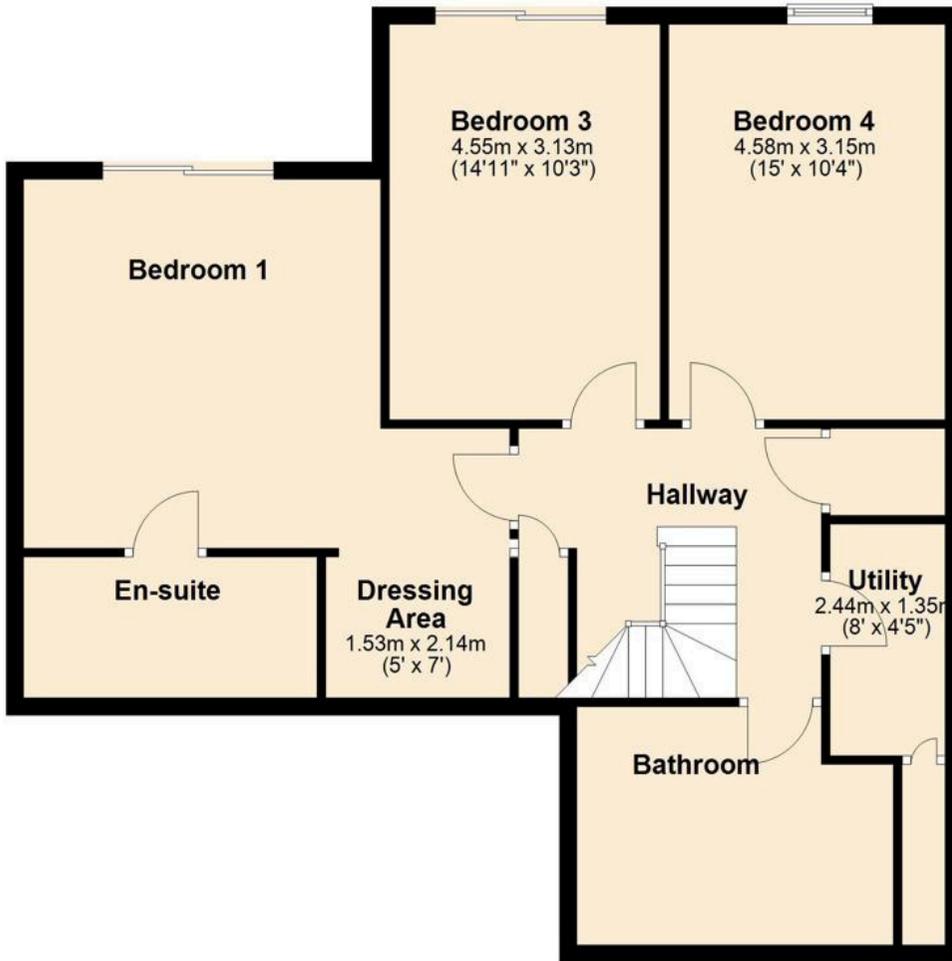
Ground Floor

Approx. 89.5 sq. metres (963.4 sq. feet)



Lower Ground Floor

Approx. 87.3 sq. metres (939.7 sq. feet)



Total area: approx. 176.8 sq. metres (1903.0 sq. feet)



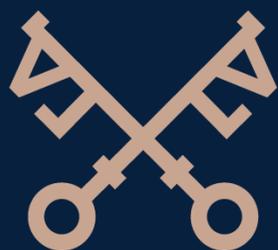
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

29 Oakfield Park
Kirkby Lonsdale

29 Oakfield, Kirkby Lonsdale, LA6 2FQ



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