



CRICKET LAWNS
OAKHAM, RUTLAND

JAMES
SELICKS



“... FOUR-BEDROOM DETACHED FAMILY HOME ...”

A beautifully refurbished four-bedroom detached family home, thoughtfully upgraded by the current owner to a high specification featuring a private driveway, garaging, and a south-facing rear garden, all conveniently located within easy walking distance of Oakham town centre.

Open Plan Living Kitchen • One Reception Room • Study • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, Two Ensuities • Off-Road Parking, Double Garage • Walking Distance to Town Centre • South Facing Garden • EPC - D

Ground Floor

Step into this beautifully presented home through a spacious entrance hall, where a striking solid oak and glass staircase ascends to the a galleried landing. From here, doors lead to the ground floor accommodation, setting the tone for the thoughtfully designed interior.

A set of Crittall-style doors open into the wonderful, extended open plan living kitchen, which spans the entire width of the property. This impressive space is flooded with natural light thanks to extensive glazing. The kitchen features a comprehensive range of shaker-style units, integrated appliances, and space for a freestanding fridge freezer. The living area is centred around a modern electric fire with a glass front, while the dining area enjoys a large roof light and glazed doors that lead directly out to the patio and garden beyond.

Discreetly accessed via hidden doors within the kitchen is a well-appointed utility room, offering additional storage, space for white goods, and doors leading to both the rear garden and the integral garage. At the opposite end of the open plan living kitchen, a door leads into a cosy snug positioned at the front of the property, complete with a feature fireplace, built-in shelving, and storage.

The ground floor also benefits from a useful study—ideal for home working—and a downstairs cloakroom.



First Floor

Upstairs, a light-filled galleried landing provides access to the bedroom and bathroom accommodation. The principal bedroom suite spans the full depth of the property, featuring a vaulted ceiling, a rear-facing window, and a private ensuite shower room with a modern three-piece suite. A second ensuite double bedroom sits adjacent, while two additional double bedrooms—both with built-in wardrobes—share a contemporary family bathroom, complete with a shower bath, wash hand basin, low-flush WC, and a heated towel rail.

Outside

Outside, the property occupies a generous corner plot with a wide frontage comprising a block-paved driveway and a lawned front garden, bordered by classic estate fencing. The driveway offers off-road parking for two vehicles and access to an oversized single garage with an electric door. A side gate provides convenient pedestrian access to the rear garden.

The fully enclosed rear garden wraps around the southern and eastern sides of the house. Predominantly laid to lawn and planted with mature shrubs, it also features a raised patio that extends across the back of the property—perfectly arranged to offer two seating areas.



“... EASY WALKING DISTANCE OF
OAKHAM TOWN CENTRE ...”

Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band E

Tenure

Freehold

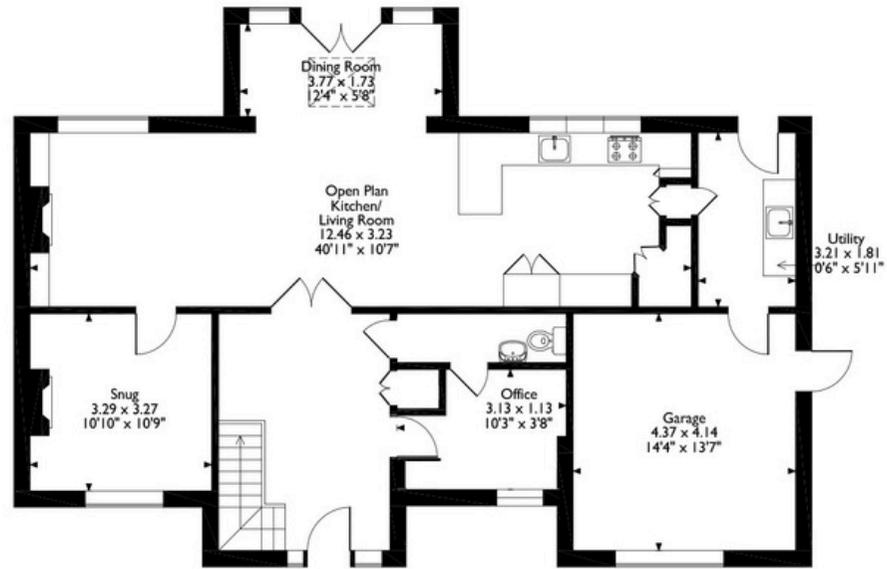




34 Cricket Lawns, Oakham, Rutland LE15 6HT

House Total Approx. Gross Internal Floor Area incl. Garage = 2239 ft² / 208 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@jamesselicks.com

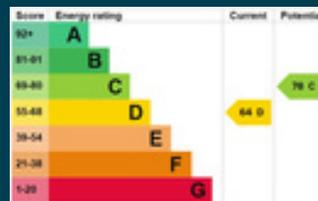
Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554

www.jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.