



CRICKET LAWNS
OAKHAM, RUTLAND

JAMES
SELICKS



“... GREAT POTENTIAL FOR MODERNISATION ...”

A well-presented four-bedroom family home with spacious accommodation and great potential for modernisation, ideally located just a short walk from Oakham town centre.

Breakfast Kitchen • Two Reception Rooms, Study • Downstairs Cloakroom •
Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Double
Garage • Private Rear Garden • Potential for Modernisation • Walking
Distance to Town Centre • NO CHAIN

Accommodation

Enter the property into a spacious entrance hall with a feature staircase rising to the first floor and doors to the ground-floor accommodation. To the rear sits the breakfast kitchen, fitted with a comprehensive range of units, integrated appliances, space for a breakfast table, and two windows overlooking the garden, plus a door to the patio. From here, a rear porch provides access to the integral double garage and the front of the property. The adjacent dining room is well proportioned, with both a door from the kitchen and glazed double doors from the hall, and enjoys a large bay window with garden views. The living room spans the depth of the property, boasting a triple aspect and French doors to the patio and garden beyond. Completing the ground floor are a useful study and a cloakroom.

Upstairs, there are four bedrooms, each with built-in wardrobes. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom with bath, separate shower, wash hand basin, low-flush WC, and heated towel rail.

Outside

Outside, the property has a generous frontage with a lawn, mature hedging, shrubbery, and a large driveway providing ample off-road parking and leading to the double garage. To the rear, a spacious wraparound patio connects seamlessly with the living areas, stepping up to a pathway leading to a summerhouse, flanked by lawns. The mature garden is well enclosed, offering excellent privacy and year-round interest with established specimen trees.



Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

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

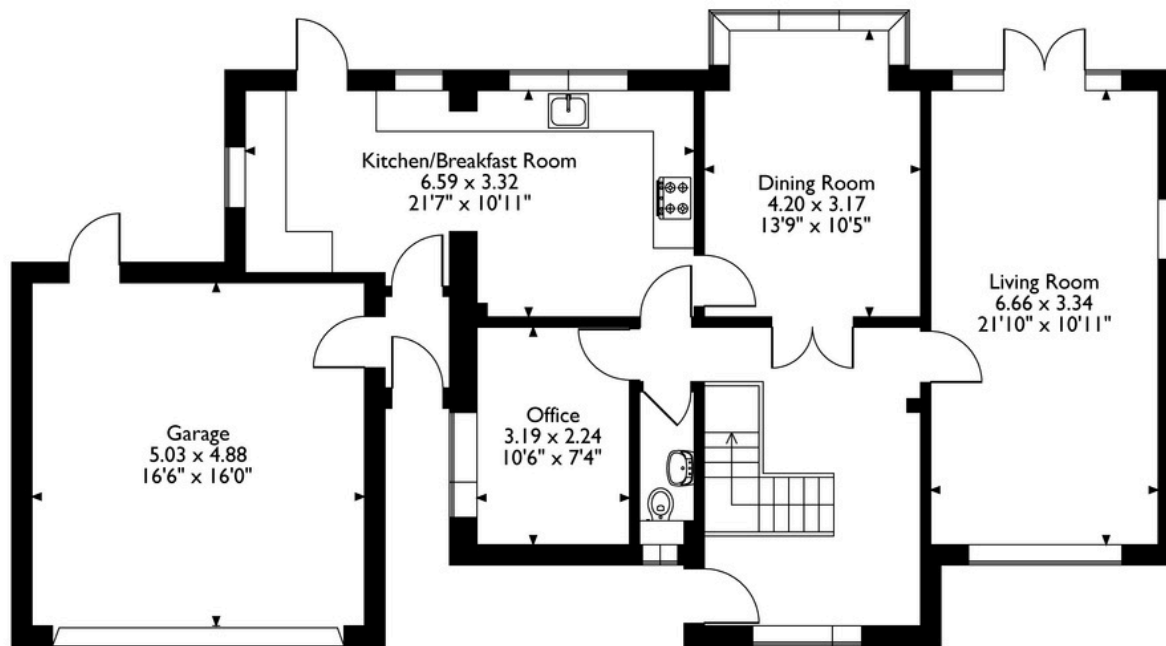
Freehold



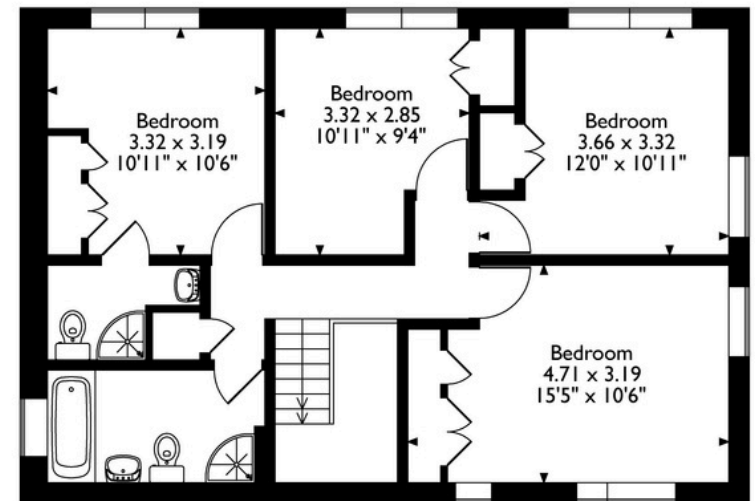
17 Cricket Lawns, Oakham, Rutland LE15 6HT

House Total Approx. Gross Internal Floor Area incl. Garage = **1894 ft² / 176 m²**

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

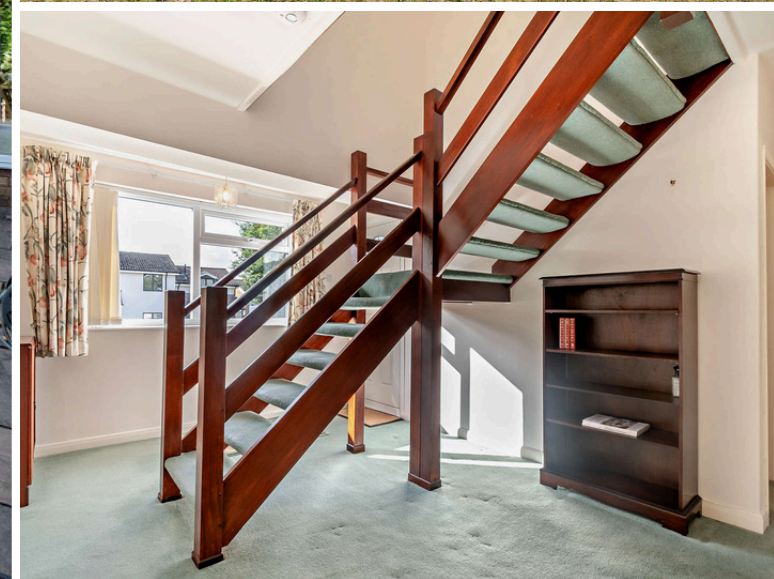


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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.

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