



# Cricket Lawns, Oakham

Situated on one of the most sought after roads in Oakham town centre, this three bedroom bungalow offers fantastic potential to further improve. The property has recently had a new combi boiler installed and sits on a fantastic corner plot. Offered with NO CHAIN!



## FEATURES

- Detached Bungalow In A Sought After Location
- Spacious Living With Scoppr To Further Improve & Extend STPP
- Versatile Layout
- Off Road Parking & Garage
- Private Gardens
- Walking Distance To Amenities
- NO CHAIN



The property stands proudly, set back from the quiet road with a spacious garden to the front. You approach the house through the front porch where the W/C and the fourth bedroom/ study can also be found.

To the front of the property is a sizeable living/ dining room that runs the width of the properties living accommodation. The kitchen can be found to the rear of this room, leading off the kitchen is a large conservatory which provides access to both a store cupboard and rear access into the single garage.

Two double bedrooms and a further bedroom with built in wardrobes can be found to the back of the bungalow with views out onto the private garden. All three bedrooms are serviced by a family shower room.

To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361  
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



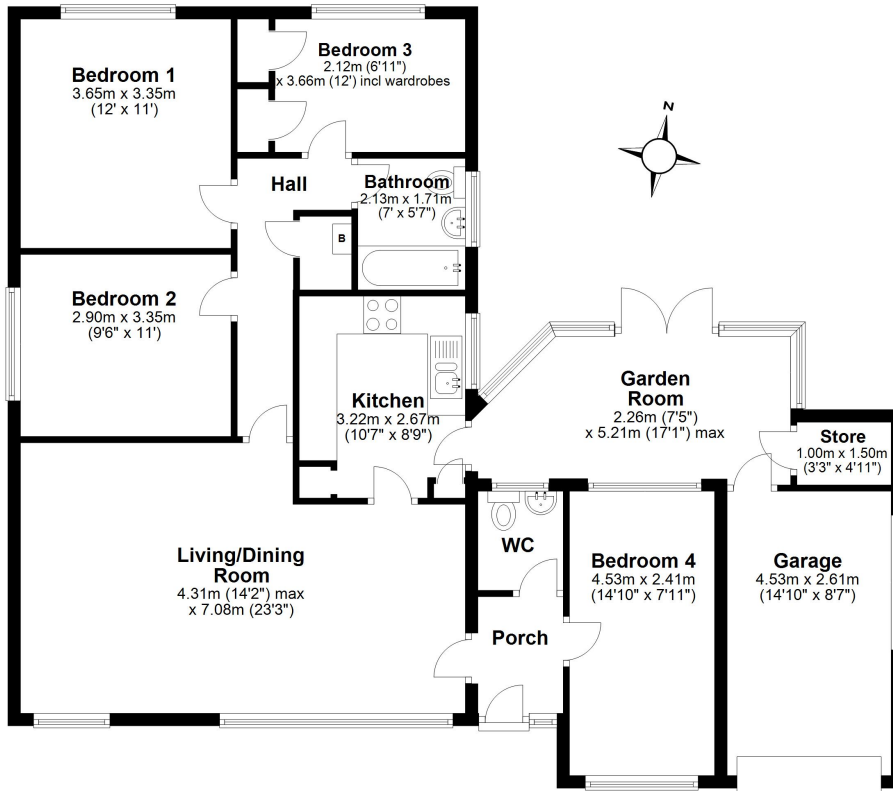
Externally, the property features a driveway and integral single garage. There is a sizeable garden to front as well as an equally large and enclosed garden to the rear that wraps around the property and backs onto the town cricket pitch.

Oakham is a popular market town in the small county of Rutland. The town is home to multiple schools catering for all ages as well as services such as a library, doctors surgery and numerous restaurants, coffee shops, supermarkets and boutique shops.



## Ground Floor

Approx. 121.1 sq. metres (1303.2 sq. feet)

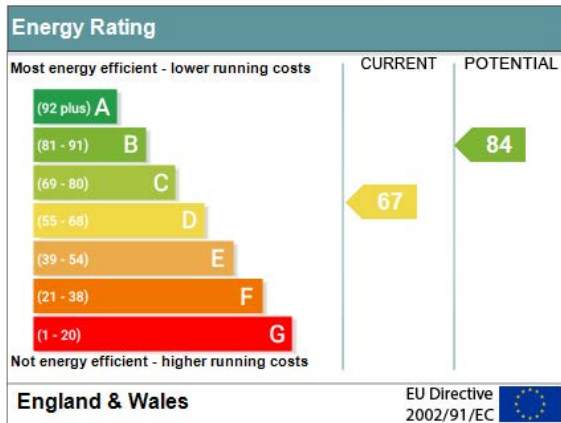


Total area: approx. 121.1 sq. metres (1303.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

## EPC RATING

Address: 3 Cricket Lawns, OAKHAM, LE15 6HT  
RRN: 0320-2613-9480-2704-2015



## To book a viewing call our area experts

Moores Property Hub 01572 757979  
Moores Move to the Country 020 301 11361  
Melton 01664 491610  
Uppingham 01572 821935  
Stamford 01780 484555  
Grantham Meet & Greet 01476 855618  
Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford

office@moorestestateagents.com

## Follow us for Property Updates



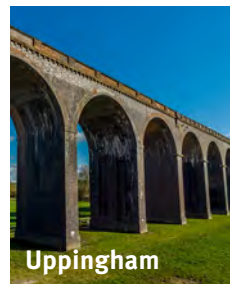
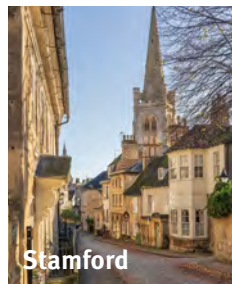
@moorestestateagents



@mooresestateagents

[www.moorestestateagents.com](http://www.moorestestateagents.com)

## Click the images below to view our Area Minute Guides



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.