



18 Cricket Lawns, Oakham, Rutland, LE15 6HT
Offers In Excess Of £450,000



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Detached house with Double Garage, off-road Parking and lovely landscaped Gardens situated in the highly sought after Cricket Lawns Area of Oakham.

** Sitting Room * Dining Hall * Refitted Kitchen * 4 Double Bedrooms * 2 Modern Shower Rooms **

Tenure: Freehold



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DESCRIPTION

Detached property occupying a good size plot with beautifully kept gardens within a desirable area of Oakham, a walking distance of the town centre, and providing well maintained accommodation with four double bedrooms.

The accommodation has gas fired central heating system and double glazing but would benefit from routine updating. The spacious interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Dining Hall, Sitting Room with open fireplace, modern Breakfast Kitchen, modern Shower Room; FIRST FLOOR: Half-landing, Landing, four Double Bedrooms, modern Shower Room.

OUTSIDE there is a double Garage accessed via driveway providing additional off-road parking for a number of cars and an area of lawn bounded by tall conifer hedging to front. To the rear is a privately screened garden with large paved patio and lawn with borders featuring an array of shrubs, bushes, plants and specimen tree.

ACCOMMODATION

GROUND FLOOR

Double-glazed Entrance Porch 2.67m x 1.09m (8'9" x 3'7")

Front entrance door, radiator, quarry tiled floor, internal glazed door leading to Dining Hall.

Dining Hall 4.78m x 3.28m (15'8" x 10'9")

Two radiators, staircase leading to first floor, under-stairs storage cupboard, window to front elevation.

Sitting Room 3.66m x 6.22m (12'0" x 20'5")

Generously proportioned, dual aspect reception room featuring open fire with stone hearth and timber mantel, two radiators, window to front elevation and French door with adjoining full height glazed panel to rear garden.

Breakfast Kitchen 4.52m max x 2.79m (14'10" max x 9'2")

Range of modern fitted units incorporating granite effect work surfaces, inset 1.5 bowl sink with mixer tap above, cream fronted base cupboard and drawer units and matching eye level wall cupboards. Included in the sale is a fitted INDESIT dishwasher and slot-in ZANUSSI electric cooker with matching splashback and cooker hood above.

Tiled splashbacks, tiled floor, electric heater, spotlighting, picture window and UPVC stable style external door to rear garden.

Shower Room 1.02m x 2.77m (3'4" x 9'1")

White suite of low level WC and hand basin set within vanity unit, shower cubicle with TRITON electric shower and tiled surround, tiled floor.

FIRST FLOOR

Half-landing

Stairs from Dining Hall, feature full height window to front elevation.

Landing 2.79m x 2.01m max (9'2" x 6'7" max)

Roof access hatch, doors to bedrooms and shower room.

Bedroom One 3.76m max x 3.35m (12'4" max x 11'0")

Fitted wardrobe, radiator, window to front elevation.

Bedroom Two 3.71m max x 2.82m (12'2" max x 9'3")

(currently used as a Study)

Fitted wardrobe, fitted shelving to two walls, radiator, window to rear elevation overlooking attractively landscaped garden.

Bedroom Three 3.66m x 2.82m (12'0" x 9'3")

Fitted wardrobe, radiator, window to rear elevation overlooking garden.

Bedroom Four 3.84m x 2.46m (12'7" x 8'1")

Radiator, window to front elevation.

Shower Room 2.16m x 2.84m max (7'1" x 9'4" max)

Contemporary white suite of low level WC and pedestal hand basin, corner shower cubicle with TRITON electric shower above, vanity top with fitted wall mirror above, fully tiled walls, radiator, built-in airing cupboard housing hot water cylinder and GLOW WORM gas fired central heating boiler, high level opaque window to rear elevation.

OUTSIDE

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Detached Double Garage 4.88m x 5.44m (16'0" x 17'10")

Light and power connected, two up and over doors to front, personnel door to rear.

Front Garden

The front garden is mainly laid to lawn with a boundary of tall conifer hedging to front.

Hand gates on either side of the house link front and rear of the property.

Rear Garden

The fully enclosed rear garden is privately screened by well established shrubs and hedging and has been attractively landscaped to feature a large paved terrace immediately to the rear of the house providing ample seating area with well stocked adjoining border, shaped lawn flanked by gravelled borders with inset shrubs and a specimen tree.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability - TBC
Mobile signal availability - TBC
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems,

telephone or television points have been tested by the Selling Agents.

OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition there is a British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

COUNCIL TAX

Band E
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.

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No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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 Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an

offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









Total area: approx. 147.5 sq. metres (1587.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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