



## Cricket Lawns, Oakham

**Bedrooms:** 3/4 | **Bathrooms:** 2 | **Receptions:** 2

Stunning detached home, having been completely renovated by the current vendors, with additional home office in the garden

- Extended & renovated detached family home, currently three bedrooms, but options to create a downstairs fourth bedroom
- Modern fitted kitchen with skylights
- Modern family bathroom & ensuite to the main bedroom
- Enclosed rear garden to the front & rear
- Spacious open-plan kitchen/family room
- Ground floor WC
- Detached garden office/outbuilding
- Popular Oakham location





**Property Type:** Detached House

**Bedrooms:** 3/4 | **Bathrooms:** 2 | **Receptions:** 2

The property is entered via a welcoming entrance hall leading to a spacious reception room with ample natural light and an impressive open-plan kitchen/family room forming the heart of the home. The kitchen is fitted with a modern range of units, integrated appliances, skylights, and sliding doors opening onto the rear garden, creating a bright and sociable living space ideal for everyday family life and entertaining. The family area provides generous space for dining and seating, and there is separate living room with feature log burner. To the front of the property is a WC and an additional versatile room suitable as a fourth bedroom, study, or playroom complete the ground floor accommodation.

The first floor offers three well-proportioned bedrooms and a modern family bathroom finished to a contemporary standard. The principal bedroom benefits from fitted storage and en suite, while the remaining bedrooms provide flexible accommodation for family living, guests, or home working.

Externally, the property enjoys an enclosed rear garden mainly laid to lawn with patio seating areas ideal for outdoor dining and entertaining. To the rear of the garden is a detached home office/outbuilding providing excellent additional space for home working, hobbies, or storage. The front garden has been thoughtfully redesigned to maximise outdoor space, with the vendors fully enclosing the original side access to create a larger, more usable garden area. Beautifully maintained, the garden enjoys a combination of paved patio seating and a well-kept lawn, complemented by mature planting, decorative pots and established shrubs that provide colour and privacy throughout the year. The generous patio offers an ideal space for outdoor dining and entertaining, while the enclosed layout creates a private and secure setting. There is ample off road parking to the front driveway.

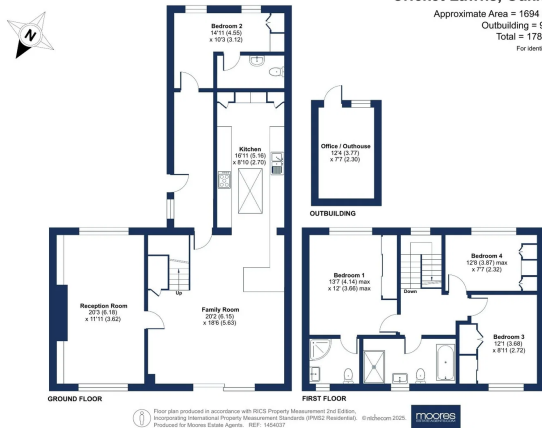
The property has been comprehensively renovated by the current vendors to an exceptional standard, with significant investment made in both the aesthetic finish and modern infrastructure of the home. Improvements include a full electrical upgrade completed in 2022 with certification available, alongside the installation of a new Worcester gas boiler and Hive smart heating system approximately three years ago. A contemporary log burner was also fitted as part of the renovation works, creating a stylish focal point to the living space. The home further benefits from BT Full Fibre broadband with a mesh Wi-Fi system providing seamless coverage throughout the house and garden office, delivering speeds of up to 500 Mbps, while Starlink satellite internet has also been installed as a backup supply. Externally, the property is equipped with Ring security cameras and motion-sensitive spotlights, all app controlled, together with soft ambient lighting to the front and rear garden fencing. Power has been installed to both the garden office and front of the property, and plumbing/cabling has been prepared for a future EV charger installation.

The property is situated within a popular residential area of Oakham, conveniently positioned for local amenities, schooling, transport links, and Rutland Water.



**Cricket Lawns, Oakham, LE15**

Approximate Area = 1694 sq ft / 157.3 sq m  
 Outbuilding = 93 sq ft / 8.6 sq m  
 Total = 1787 sq ft / 166 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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