



32 Cricket Lawns, Oakham, Rutland, LE15 6HT
£595,000



Chartered Surveyors & Estate Agents

32 Cricket Lawns, Oakham, Rutland, LE15 6HT
Tenure: Freehold
Council Tax Band: E (Rutland County Council)



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Extended and much-improved detached house with garage, off-road parking and low-maintenance, south-facing rear garden featuring a purpose-built studio, situated in a sought-after residential area of Oakham, within walking distance of town centre and its facilities.



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The property offers flexible, stylishly appointed 4/5-bedroom accommodation which benefits from a superb, contemporary Kitchen/Dining/Family Room, a true hub of this home.

With gas central heating and full double glazing, the beautifully presented interior can be summarised as follows:

GROUND FLOOR: Entrance Porch, Reception Hall/Library, Sitting Room, open-plan Kitchen/Diner and Family Room, Utility, WC, Office/Bedroom Five with shower cubicle; **FIRST FLOOR:** four Double Bedrooms (one of them incorporating area with shower, WC and hand basin), Family Bathroom.

The property is offered for sale with NO CHAIN.

Early viewing is highly recommended.

GROUND FLOOR

Entrance Porch

UPVC double-glazed entrance door, glazed internal door to:

Reception Hall/Library 5.69m x 3.30m (18'8" x 10'10")

Radiator, stairs to first floor with two (large and small) storage cupboards beneath, window to side, door to Kitchen/Diner, door to WC.

WC

Contemporary white suite comprising low-level WC and vanity hand basin with mixer tap, tiled splashback and cupboard beneath, radiator, built-in small storage cupboards, window to rear.

Sitting Room 6.20m x 3.63m (20'4" x 11'11")

Generously proportioned, dual-aspect reception room with two radiators, window to front and French doors with matching glazed side panel to south-facing rear garden.

Open-plan Kitchen/Diner & Family Room

comprising Kitchen, Dining Area and Family Room as follows:

Kitchen 4.55m x 2.64m (14'11" x 8'8")

Fitted in shaker style with excellent range of attractive, modern units incorporating timber-effect work surfaces with tiled splashbacks, inset single drainer sink with mixer tap and ample base cupboards and drawers.

Integrated appliances comprise eye-level Hotpoint electric double oven and Indesit five-ring gas hob with stainless steel extractor fan above. Space for an upright fridge-freezer, space to install a dishwasher.

Radiator, laminate flooring, Velux window, door to Utility.

Dining Area & Family Room 5.59m x 4.37m (18'4" x 14'4")

Radiator, laminate flooring, window and French doors with matching glazed panels to either side and electric awning above to rear garden.

Utility 1.83m x 1.52m (6'0" x 5'0")

Fitted worktop with inset sink, space and plumbing for washing machine, wall-mounted Worcester gas central heating boiler, laminate flooring, external door to side.

Office/Bedroom Five 3.96m x 3.66m (13'0" x 12'0")

Radiator, fully tiled shower cubicle with Aqualisa shower, dual-aspect windows to both sides.

FIRST FLOOR

Half-landing

Window to front.

Landing

Loft access hatch.

Bedroom One 3.71m x 3.30m (12'2" x 10'10")

Built-in wardrobes, radiator, window to front.

Bedroom Two 3.86m x 2.54m (12'8" x 8'4")

Built-in wardrobe, radiator, window to front.

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

Radiator, window overlooking rear garden.

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Bedroom Four 3.61m x 2.92m (11'10" x 9'7")

Built-in wardrobe, radiator, fully tiled shower cubicle with mirrored door, an area housing low-level WC and corner wash hand basin with tiled splashback, window overlooking rear garden and bowling field beyond.

Bathroom 2.74m x 2.18m (9'0" x 7'2")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass shower screen. Partially tiled walls, chrome heated towel rail, high-level window to rear.

OUTSIDE

Attached Garage 5.36m max x 4.88m max (17'7" max x 16'0" max)

Originally a double garage, the garage has been subdivided to provide a useful Store (2.58m x 2.32m/8'6" x 7'7") which is accessed both from the garage and from Office/Bedroom Five.

Front Garden

The open-plan frontage of the property has been partially block-paved and partially gravelled to provide ample off-road parking for a number of vehicles.

Hand gates to both sides of the house link front and rear of the property.

Rear Garden

The fully enclosed rear garden enjoys a southerly aspect and has been attractively landscaped to

provide a peaceful, low-maintenance retreat.

Within the garden, there is a superb purpose-built Studio/Office, a Summerhouse and a Potting Shed.

A fully enclosed, hard-landscaped area to the side of the house provides storage area for bins, etc. and houses two garden sheds.

Studio 5.79m max x 2.77m max (19'0" max x 9'1" max)

A contemporary, fully insulated, triple-aspect construction which lends itself to a variety of uses including a Studio or Home Office.

Electric, laminate flooring, a set of French doors with matching glazed panels to rear garden.

Summer House 1.83m x 1.12m (6'0" x 3'8")

Dual-aspect windows, French doors to rear garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:

EE - good outdoor
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor

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 railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

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

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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. 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.





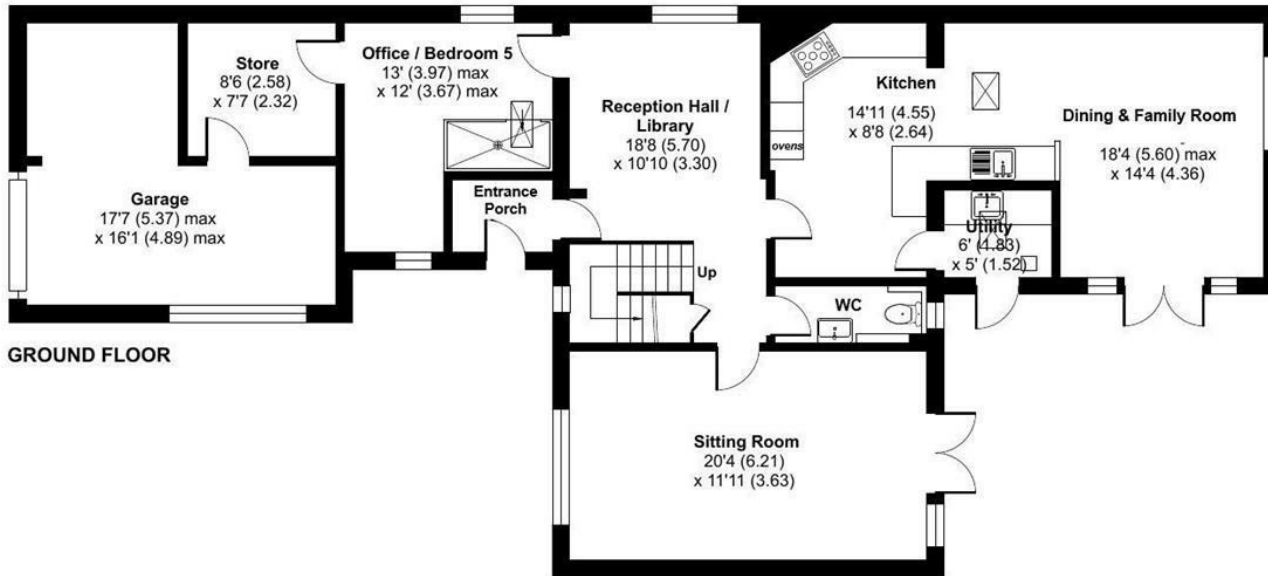
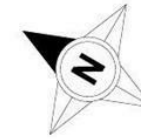
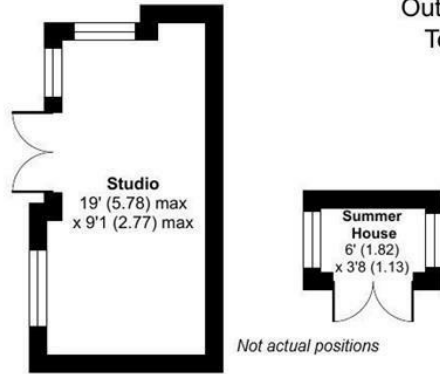




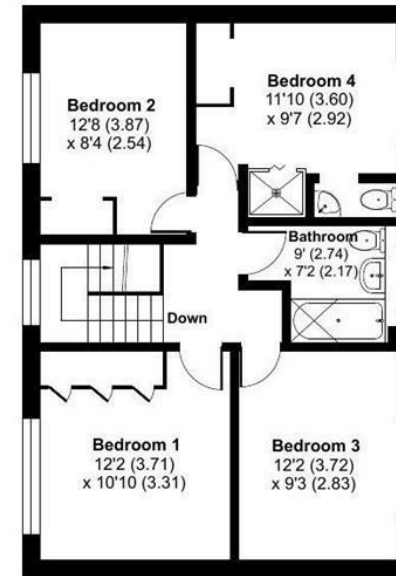


Approximate Area = 1669 sq ft / 155 sq m
 Garage = 214 sq ft / 19.8 sq m
 Outbuilding = 179 sq ft / 16.6 sq m
 Total = 2062 sq ft / 191.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1465960. © nichecom 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
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		
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