



REDDINGS, SCRAPTOFT LANE, LEICESTER
GUIDE PRICE: £650,000





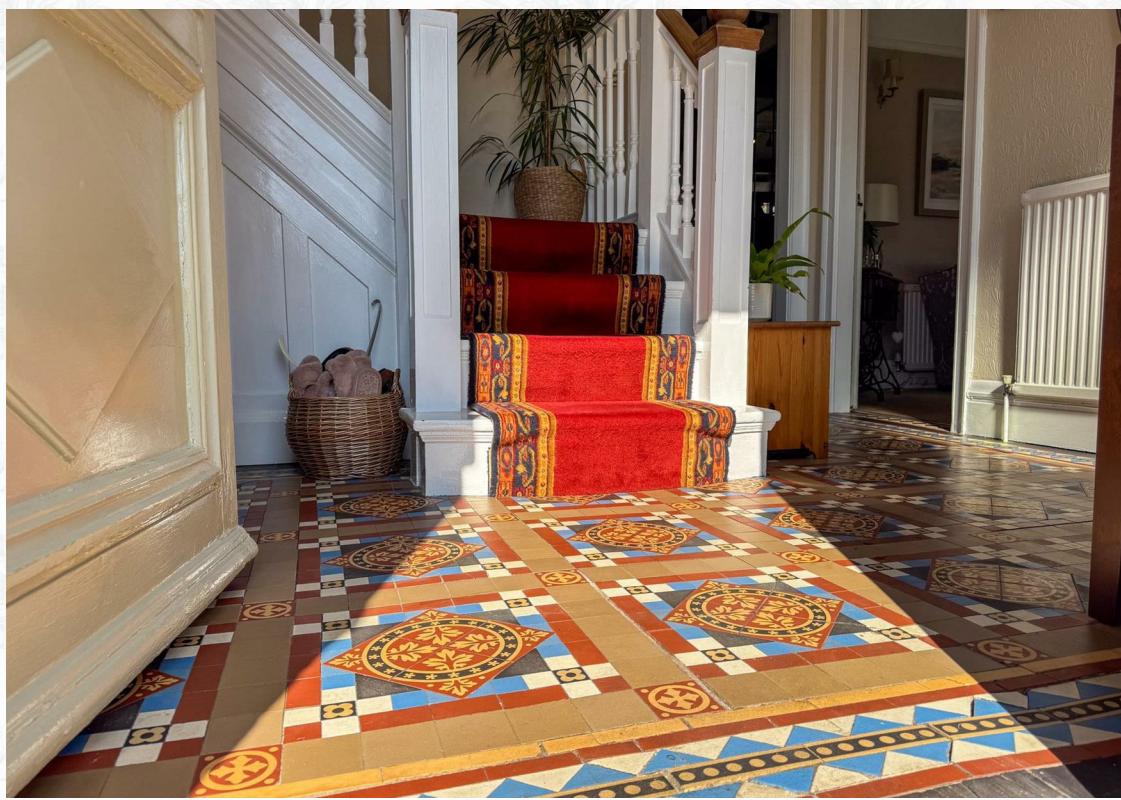
Reddings is a remarkable 1920s family home, rich in character and charm, offering an exciting opportunity to create your dream residence. Situated in a prime Leicester location, this substantial property retains an array of stunning period features, including original stained glass, a striking Minton tiled floor, and an elegant grand staircase. With generous interiors, a beautifully landscaped mature garden, and an outdoor swimming pool with a pool house, this home presents both timeless appeal and immense potential for further development, subject to the necessary consents. Property sits on Approx 0.27AC.



Reddings – An Exceptional 1920s Period Home with Stunning Gardens & Swimming Pool

Upon entering, a welcoming entrance hall showcases exquisite original details, including decorative stained glass and an impressive staircase, setting the tone for the rest of the home. The drawing room is a grand yet inviting space, featuring a log-burning stove, a decorative surround, high ceilings with intricate coving, and large bay windows that fill the room with natural light. A second reception room enjoys similar character, including featuring a multi fuel stove and offers direct access to the rear garden.

The breakfast kitchen is well-equipped with a range of units, a porcelain villeroy & boche sink, and a range master hood to compliment the electric range cooker. Benefiting from underfloor

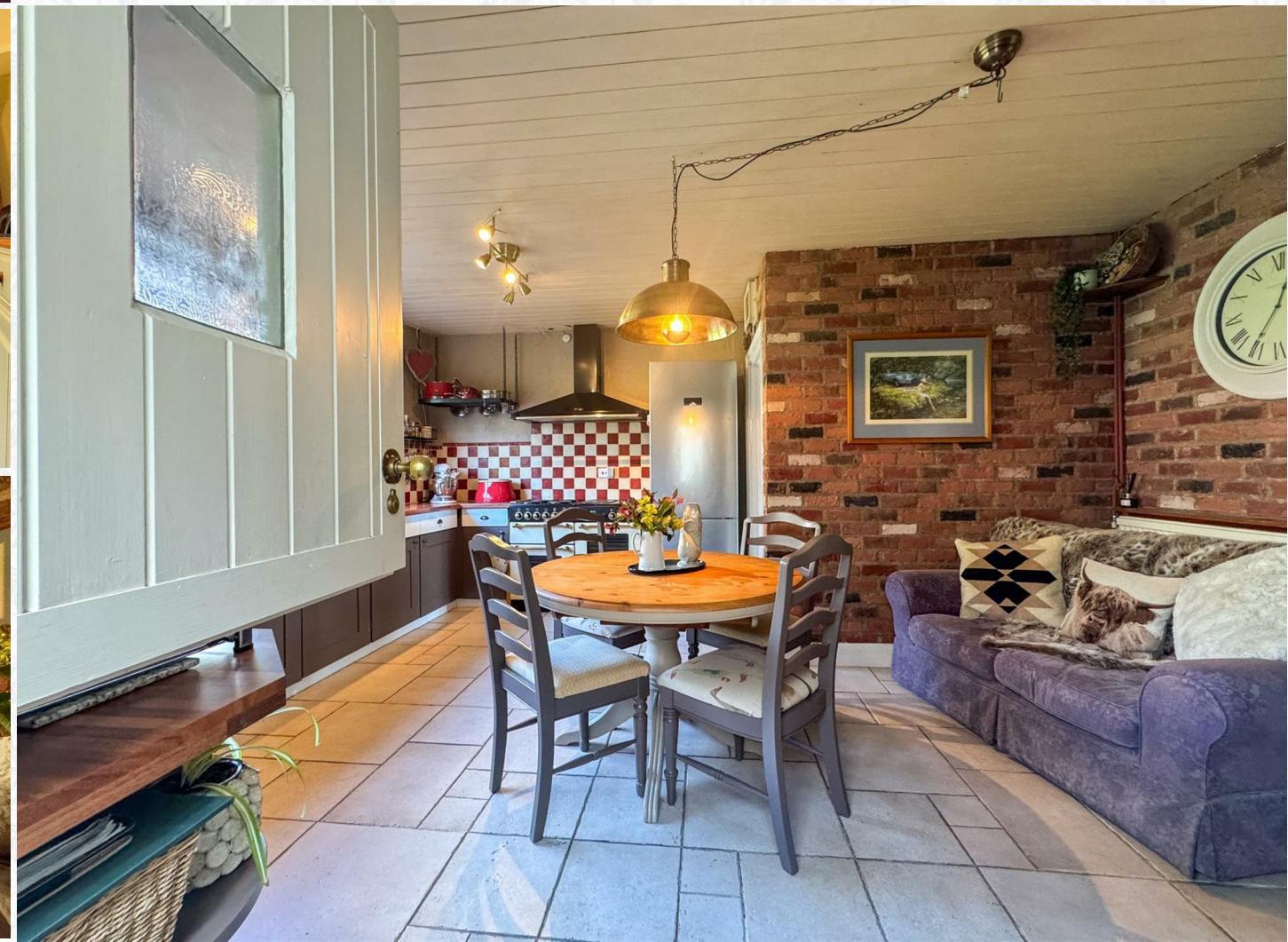






heating, the kitchen provides a warm and comfortable space for family life. A walk-in pantry with its original cold slab offers additional storage, a stable style door flows out from the kitchen which leads to a boot room with external access as well as access to the garage and a utility room with built-in cupboards, a quarry-tiled floor, and plumbing for a washing machine ensures practicality.

Upstairs, the spacious landing is enhanced by a stunning original stained-glass window. Three generously sized bedrooms all feature built-in wardrobes, vanity units, and period charm. The master enjoys a large bay window to the front elevation and benefits from an







ensuite shower room. The family bathroom has been updated with stylish Amtico flooring and additional cloakroom provide further convenience.

Externally, the property is accessed via a sweeping tarmac in-and-out driveway, offering ample parking and access to both a single garage and a tandem garage. The front garden is beautifully maintained, featuring mature trees, a manicured lawn, and a distinctive freestanding Midland Mainline lamp. The rear garden is a





true sanctuary, boasting established landscaping, fruit trees, and a charming potting shed for gardening enthusiasts. A paved terrace leads to the outdoor swimming pool and pool house, creating a perfect space for entertaining and relaxation.

With its wealth of period features and outstanding potential, Reddings is a rare opportunity to acquire a character-filled family home in a desirable location. Whether preserved in its current elegance or enhanced through thoughtful development, this unique property is ready to be transformed into a truly spectacular residence.













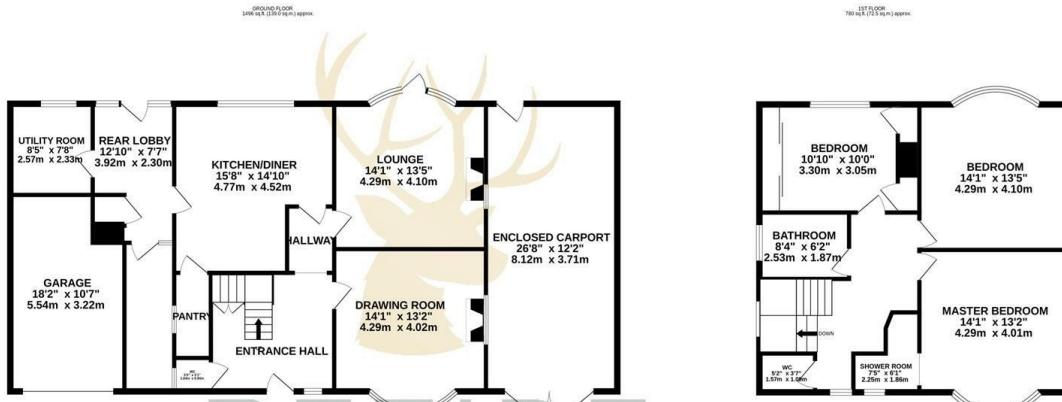


Reddings, Scraptoft Lane, Leicester



KEY FEATURES:

- 1920s FAMILY HOME
- HUGE POTENTIAL FOR EXTENSION STC
- GENEROUS GARDENS
- SWIMMING POOL
- AMPLE PARKING
- CITY LOCATION



TOTAL FLOOR AREA : 2306 sq.ft. (214.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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2

House - Detached

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