



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.



Rich in original character and occupying glorious mature grounds, Reddings presents a rare opportunity to acquire one of the area's most distinctive period homes. Whether cherished in its current form or thoughtfully enhanced for modern family living, it offers the perfect foundation for a truly exceptional long-term residence.**Reddings – An Exceptional 1920s Residence with Magnificent Gardens & Outdoor Swimming Pool**

Reddings is a distinguished 1920s family home, beautifully retaining its original character while offering generous accommodation, exceptional gardens and exciting potential for sympathetic enhancement.

A welcoming reception hall immediately sets the tone, where an elegant staircase, decorative stained glass and beautifully preserved







period detailing create a striking first impression. The principal drawing room is both impressive and inviting, centred around a log-burning stove with an ornate surround, complemented by soaring ceilings, intricate coving and a deep bay window that floods the room with natural light. A second reception room mirrors the home's timeless character, featuring a multi-fuel stove and direct access to the rear gardens. Equally well suited as a formal dining room, home office or ****potential fourth bedroom****, this versatile space offers excellent flexibility to suit a variety of lifestyles.

The breakfast kitchen is thoughtfully appointed with a range of fitted cabinetry, a Villeroy & Boch porcelain sink and Rangemaster extractor hood, perfectly complementing the electric range cooker. Underfloor heating provides year-round comfort, while the original walk-in







pantry, complete with its traditional cold slab, offers a wonderful nod to the property's heritage. A stable door leads to the boot room, with further access to the gardens, garage and a practical utility room featuring built-in storage, quarry-tiled flooring and space for laundry appliances.

The first floor centres around a spacious landing illuminated by a beautiful original stained-glass window. Three generous double bedrooms all retain their period charm, each benefitting from fitted wardrobes and original vanity units. The principal bedroom





enjoys an attractive bay window overlooking the front gardens and is served by an ensuite shower room, while the stylish family bathroom has been tastefully updated with Amtico flooring. A separate cloakroom adds further convenience.

Approached via a sweeping tarmac in-and-out driveway, the property offers extensive parking alongside both a single garage and a tandem garage. Mature trees, manicured lawns and a distinctive freestanding Midland Mainline railway lamp create an impressive frontage. To the rear, the gardens are a true highlight—beautifully established with specimen planting, fruit trees and a charming potting shed. A generous paved terrace extends to the outdoor swimming pool and pool house, creating an exceptional setting for entertaining, family life and summer enjoyment.













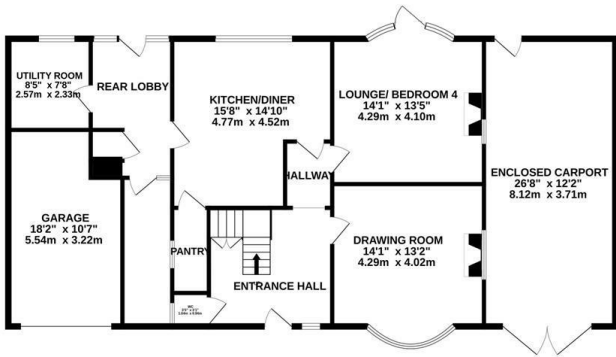




KEY FEATURES:

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

GROUND FLOOR
29 m x 12.7 m (approx.)



FIRST FLOOR
70'0" x 31'0" (approx.)



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.
Made with Metropix ©2026

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		

4

2

2

House - Detached

Scan to book your valuation!

