



JAMES
SELICKS

17 SCRAPTOFT HALL

SCRAPTOFT, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES

17 Scraptoft Hall

Church Hill
Scraptoft
Leicestershire
LE7 9TW

A stunning and spacious one bedroom apartment located on the second floor of this Grade II* Listed Country Manor House.

Communal entrance hall | private entrance hall | elegant sitting room open plan to superb kitchen | double bedroom | highly specified bathroom | underfloor heating Georgian sash windows with conservation double glazing | secure basement storage | EPC-C

LOCATION

Scraptoft Hall is one of the finest examples of Georgian architecture in the Country, built in 1723 and having been fully restored to its former glory approximately five years ago, now housing just seven beautiful, individual apartments. The dramatic setting to the Hall is provided by Scraptoft Church, a Grade I Listed Building in its own right and the 'Claire-Voie' which protects the open view of the Hall from the west through the iconic screen gates.

ACCOMMODATION

The hall is entered via an elegant communal hallway with timber panelling and black and white tiled floor, housing the post boxes and stairs to all floors. The apartment is entered via a private entrance hall with alarm system and tiled flooring, providing two cupboards. The living/dining area is open-plan and enjoys three large sash bay windows providing an abundance of natural light.

The kitchen boasts a good range of urban gloss fronted eye and base level units and drawers, ample preparation surfaces, one and a quarter bowl stainless steel sink and drainer unit with mixer tap over, a range of integrated Neff appliances, under unit lighting, tiled floor and a sash bay window to the front elevation. The spacious double bedroom has a sash bay window to the front. The accommodation is completed by the bathroom which has a three piece suite comprising a low flush WC, a contemporary wash hand basin with mixer tap and mirrored cupboard over, storage beneath, a large shower enclosure with drench shower head, inset ceiling spotlights, fully tiled walls and tiled floor.

OUTSIDE

Scraptoft Hall is surrounded by beautiful communal gardens with an ornamental lake. The apartment has two allocated parking spaces.

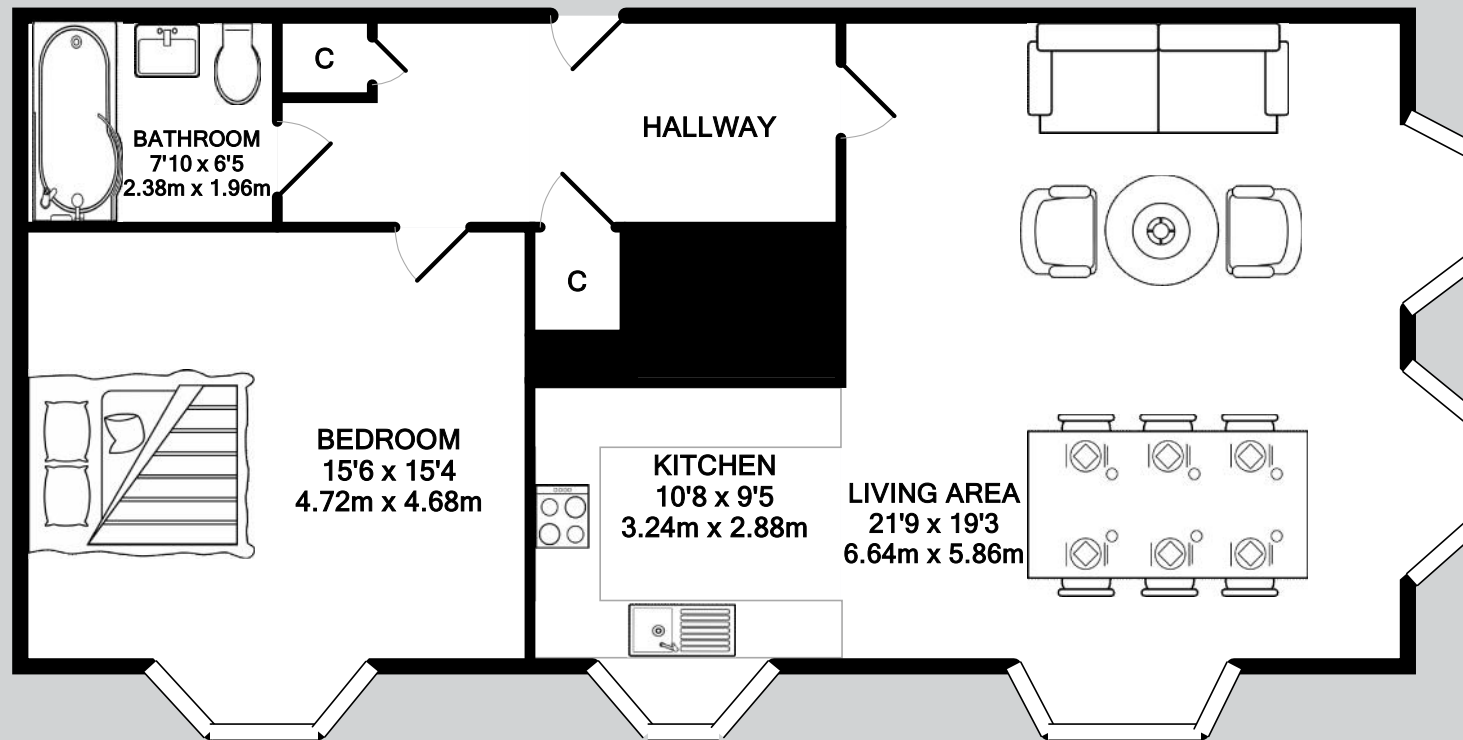
DIRECTIONAL NOTE

Uppingham Road in an easterly direction bearing left at the 'Trocadero' petrol station into Scraptoft Lane, continue along this road until the mini roundabout and take the first exit into Church Hill where the entrance to the Scraptoft Hall development can be located on the right hand side.





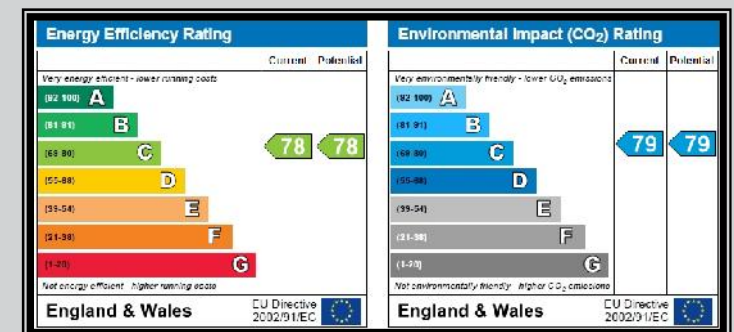




17 Scraptoft Hall, Scraptoft, Leicester

Total Approximate Gross Internal Floor Area = 775 SQ FT / 72 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.





JAMES SELICKS

www.jamesselicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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Ravensworth 01670 713330