



Fielding Lane, Ratby, Leicester

Guide Price £270,000





A beautifully presented eco-friendly semi-detached bungalow offering bright, contemporary living in the heart of Ratby. With two well-proportioned bedrooms, a stunning vaulted open-plan kitchen living space with bi-fold doors and skylights, generous parking and a low-maintenance rear garden, this home perfectly combines comfort, efficiency and style — ideal for those seeking modern, easy living in a popular village setting.



Welcomed by a smart block-paved driveway providing parking for at least three vehicles, this fantastic semi-detached eco bungalow immediately sets the tone for easy, modern living. Designed with efficiency in mind and boasting a high EPC rating, the property offers an ideal blend of comfort, sustainability and style — all within the desirable village setting of Ratby.

Stepping inside, the heart of the home is the impressive open-plan kitchen and living space. A vaulted ceiling enhances the sense of space, while stunning skylights and bi-fold doors to the rear garden allow natural light to flood in throughout the day. This bright and airy room creates a wonderful social hub, perfect for both relaxing and entertaining, with a seamless connection to the outdoors.





There are two well-proportioned bedrooms, both thoughtfully arranged. The primary bedroom enjoys a peaceful outlook over the rear garden and benefits from built-in storage, while still offering ample space for a king-size bed, wardrobes and additional furniture. The second bedroom provides flexibility for guests, a home office or additional family accommodation.

The property is served by a generous and contemporary shower room, finished to a good standard and designed with practicality in mind.

Externally, the rear garden is tidy and low-maintenance, offering a pleasant mix of patio seating area and traditional lawn. There is side access to the garden, along with a discreet and cosy area for bin storage. With space for a garden shed and plenty of room to enjoy outdoor seating, the garden perfectly complements the relaxed lifestyle this bungalow provides.

A thoughtfully designed eco home offering bright, efficient and low-maintenance living in a highly regarded village location.



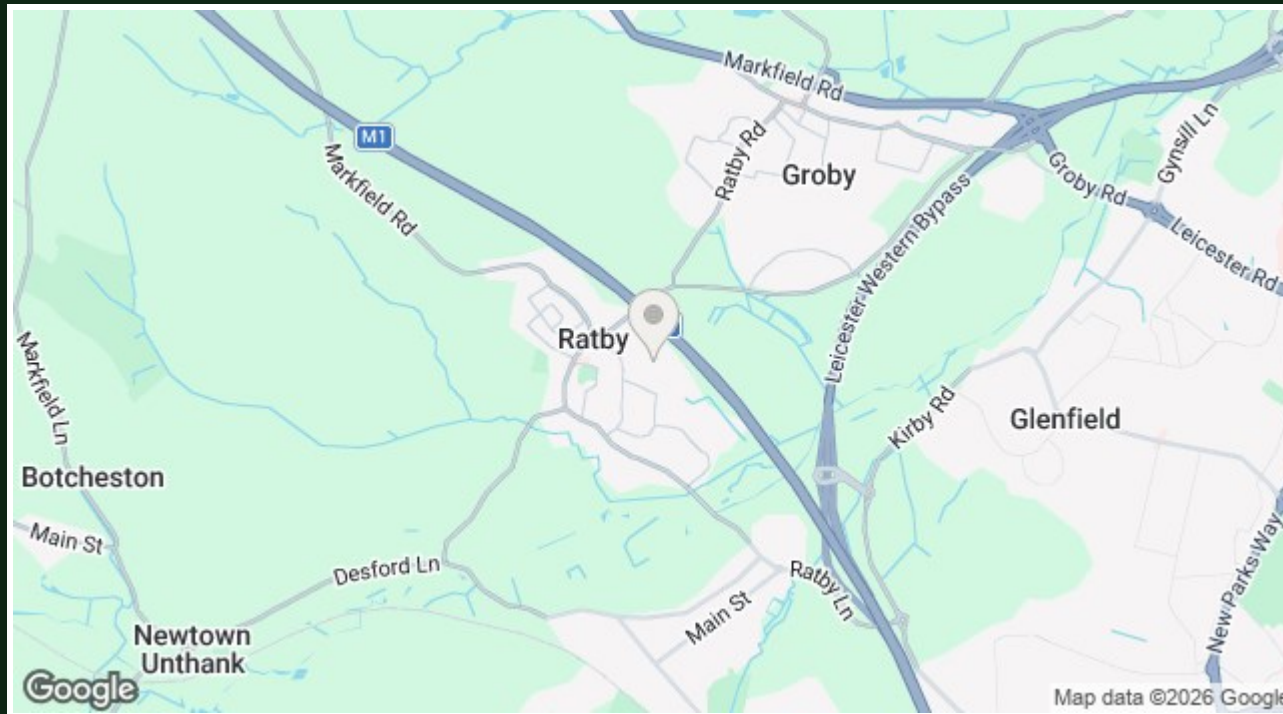
# REZIDE

No. 43  
Fielding Lane



# How to find Fielding Lane, Ratby, Leicester

Situated on Fielding Lane in the ever-popular village of Ratby, this home enjoys a wonderfully balanced setting between countryside charm and everyday convenience. Surrounded by open fields and scenic walking routes, yet within easy reach of local shops, schooling and amenities, the location offers the best of village life. With excellent road links to Leicester and the wider motorway network, Fielding Lane is ideal for families and commuters alike, providing a peaceful setting without compromising on connectivity



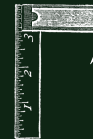
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764.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	