



*Canning Way*  
Loughborough

2 Bed Semi-Detached House • LE11 5YA • £900 pcm • £1,030 Deposit



## Canning Way, Loughborough

A smartly presented two double bedroom house situated in this quiet cul de sac. Comprising lounge with open plan staircase to first floor; door to the gloss white kitchen with oven and gas hob. To the first floor there are two bedrooms both doubles; shower room with white three piece suite including heated towel rail; low maintenance garden with patio; Gas central heating and Upvc double glazing. Both Garage and drive way parking.

### Living Room 4.5m (14'9) x 4.1m (13'5)

A contemporary decorated, spacious and light lounge with open plan staircase leading to the first floor and window overlooking the front garden.

### Kitchen 4.1m (13'5) x 2.5m (8'2)

Modern fitted kitchen with gloss white units and beach effect worktop; integrated oven and gas hob; tiled splash-back with window and door to the rear garden. Large enough to be used as both a kitchen and dining room.

### Master Bedroom 4.1m (13'5) x 2.8m (9'2)

Spanning the full width of the house this large double bedroom has a cupboard and views to the front.

### Bedroom Two 4.1m (13'5) x 2.6m (8'6)

Spanning the full width of the house this large double bedroom has views to the rear.

### Shower room 2.1m (6'11) x 1.7m (5'7)

Three piece suite with oversized shower and heated towel rail. Centrally located on the 1st floor.

### Parking

On drive parking with further space available in the garage which has both power and lighting.

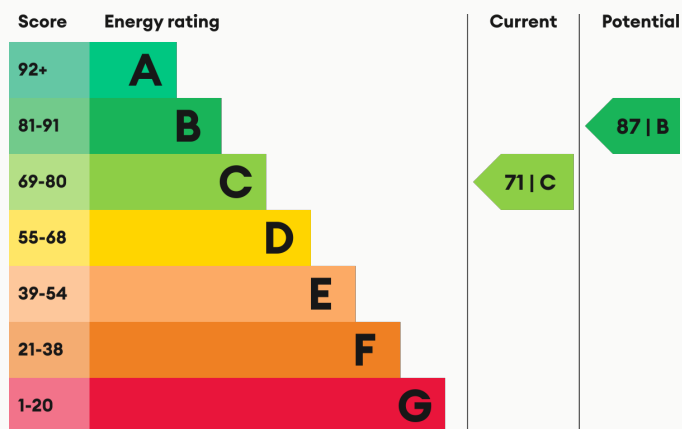
### Heating

Gas fired central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Kitchen



Dining Area

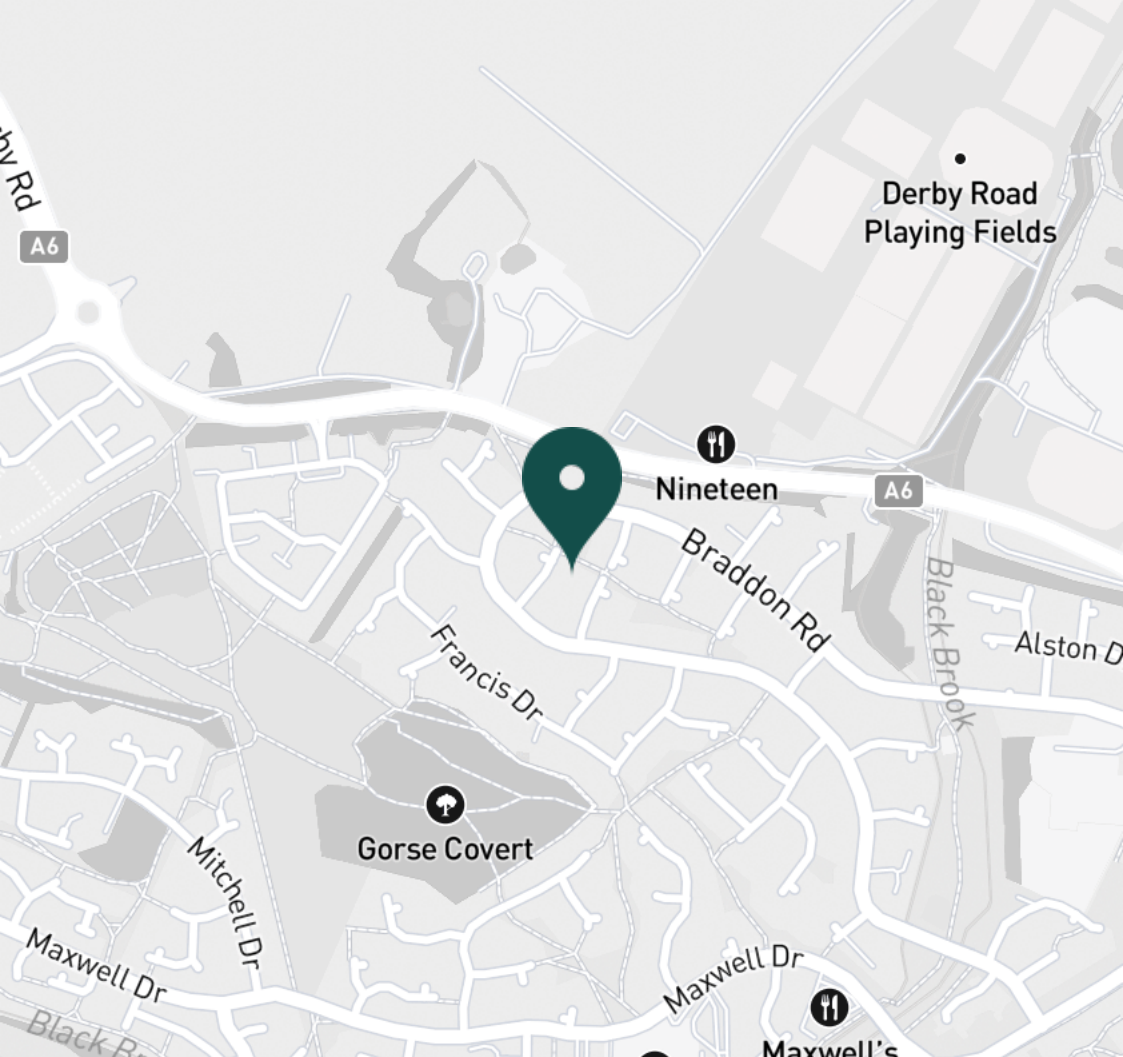


Living Area



Living Area





#### SUPERMARKETS

Co-op Food Knightthorpe Rd	0.9 mi
Morrisons Loughborough	0.9 mi
Lidl Loughborough	1.6 mi
Aldi Loughborough	1.8 mi
Tesco Superstore Loughborough	1.9 mi

#### GYMS

Loughborough University Pool	1.5 mi
Loughborough Sport	1.6 mi
Radmoor Centre	1.6 mi
Anytime Fitness Loughborough	1.8 mi
PureGym Loughborough	2.0 mi

#### TRAIN STATIONS

Loughborough	2.6 mi
Barrow upon Soar	5.5 mi
Sileby	7.3 mi
East Midlands Parkway	9.7 mi
Long Eaton	11.8 mi

#### NURSERY SCHOOLS

Robert Bakewell Playgroup	0.6 mi
Little House Day Nursery	1.2 mi
Charnwood College Playgroup	1.5 mi
Kingscliffe Day Nursery	1.6 mi
Loughborough Campus Nursery	1.7 mi

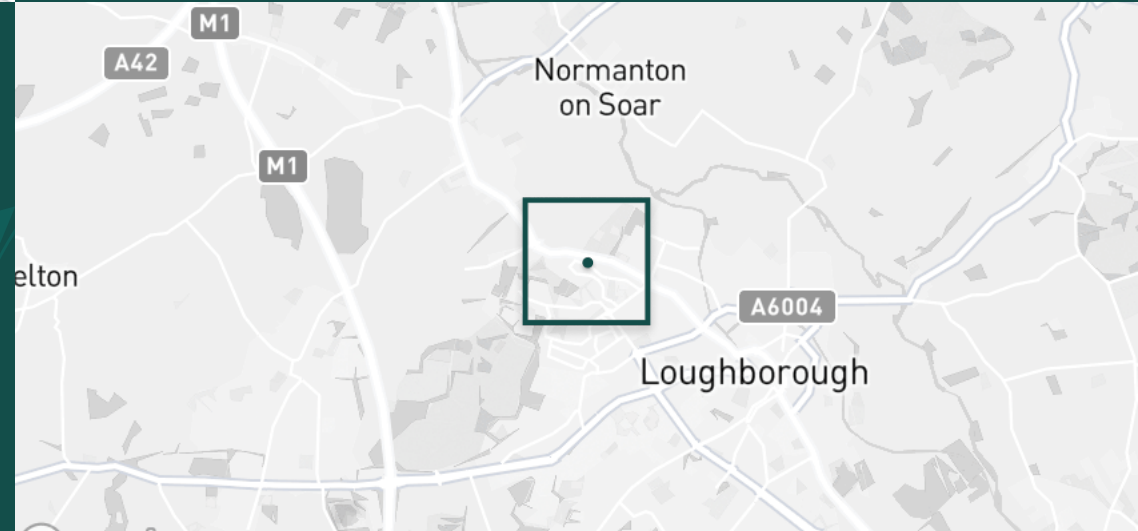
#### PRIMARY SCHOOLS

Robert Bakewell PS	0.6 mi
Thorpe Acre Junior Sch	1.5 mi
Stonebow County PS	1.5 mi
Ashmount Sch	1.6 mi
Booth Wood PS	1.6 mi

#### HIGH SCHOOLS

The Garendon High Sch	1.4 mi
Charnwood College	1.5 mi
Ashmount Sch	1.6 mi
De Lisle Catholic Science C	1.6 mi
Loughborough College	1.6 mi

Discover  
*Loughborough*





Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Garden





Canning Way

**Available**  
From 18/04/2024

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE11 5YA

**Rent**  
£900 pcm

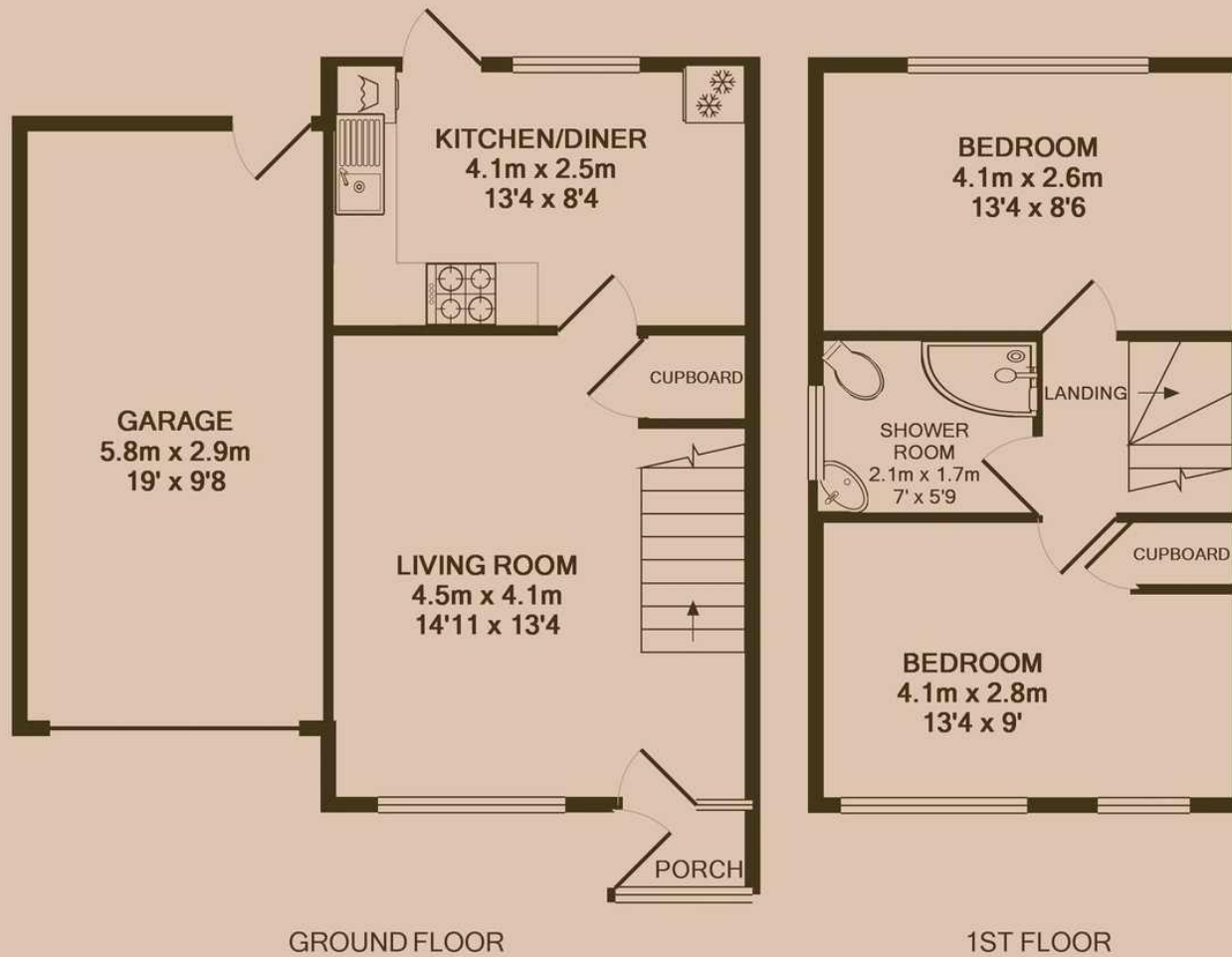
**Deposit**  
£1,030

**EPC**  
71 | C

**Council Tax Band**  
B

**ID**  
#2462

**Updated**  
18/04/2024



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