

Access Statement for Nursery Cottage

Introduction

Nursery Cottage is a brick-built, double glazed, two-bedroomed, oil central heated, bungalow located on a quiet country lane leading to the sea (approximately 1 mile away).

Pre-Arrival

- We have an extensive website, with diagrams of the floor / room layouts and pictures of all the rooms.
- Bookings / enquiries can be made by email, telephone or by letter.
- All guests are provided with a glossy colour brochure with a large map detailing our location.
- The nearest bus stop is the Axe and Cleaver Public House, a ten-minute walk away.
- Grimsby Rail Station is approximately 18 miles away (30 minute drive).
- Several taxi services are available in North Somercotes.
- This access statement is available on our website and in the 'Welcome File' in the cottage.

Arrival & Car Parking Facilities

- We provide ample private car parking.
- Space for approximately 20 cars.
- No extra cost / free of charge.
- The area is a mixture of tarmac and gravel, but access to all cottages is via a tarmac area.

Main Entrance

- The main entrance is via the front door from the Car Park. The key for this door is issued to our guests on arrival.
- The front door is 90cm x 200cm with the hinge on the left. The keyhole is 100cm high.
- The step from the Car Park is 5cm high on to paving leading to the front door.
- The second step is concrete and is 10cm high.

- We provide a ramp if required.
- The front door opens into the kitchen / dining area. There is a light switch on the right hand side.
- There is a large mat inside the front door, leading onto a tiled floor.
- Inside the main entrance on your right is the coin-operated electricity box. £10 is included on arrival and this should be adequate. Any sum above this is paid by the guest using £1 coins.
- A 'Welcome Pack' with all the details about the cottage is located on the dining table.

Self-Catering Kitchen

- The kitchen has 3 doors leading into it.
- On entering the kitchen, there is a small cloakroom area with a shoe rack.
- The kitchen is 'L' shaped. All cupboards and work surfaces are of a standard size and height.
- There is an integrated oven. The top of the oven is 147cm from the floor and the bottom of the oven is 87cm from the floor.
- The electric oven can be accessed from both the front and both sides.
- There is a dishwasher.
- All crockery and glassware is located in the cupboard units.
- The fridge is located under the work surface.
- The kitchen is lit by wall lights and centre lights.
- There is a fire extinguisher and blanket in the kitchen diner area.
- There is a smoke detector.
- There is a Venetian blind.

Dining Room

- Our dining area is incorporated with the kitchen. For more information on the self-catering kitchen, please see above.
- The oval dining table (maximum size is 85cm wide x 127cm long x 74 cm high) has two drop leaves.
- There are 4 dining chairs. One captain style chair is available in the lounge.
- The 'L' shaped, open-plan kitchen diner leads to the lounge area.
- The door leading from the kitchen diner to the lounge is 84cm x 197cm.

- There is a vertical blind.

Lounge

- The carpet is high-quality, burgundy and short-pile.
- There is one 3-piece suite (3-seater sofa and 2 chairs).
- There are 2 corner cabinets and a coffee table.
- There is a remote-controlled electric log burner.
- There is a 28" Panasonic widescreen TV with freeview and a DVD player and a Video recorder.
- The lounge leads onto a private patio area via French doors.
- There are vertical blinds and curtains at all windows.

Laundry

- We provide a combination Washer/Dryer in the kitchen area.

Outdoor Facilities

- The patio doors lead off the lounge onto an enclosed private patio area.
- The patio doors open to a maximum width of 117cm and are 200cm high.
- There is a step between the lounge and the patio area which is approximately 10cm.
- It is an inevitable lip to the door structure but can be relatively easily negotiated.
- The patio area is a wooden decked area and is 2.6m x 4.2m.
- There is a patio table, 4 chairs and an umbrella.
- The patio has a selection of wall-climbing plants and seasonal planted tubs.

Bedrooms & Sleeping Areas

- There is one double bedroom and one twin bedroom.
- BEDROOM 1 (Double Bedroom)
- The door is 83.5cm x 197 cm, hinged on the left. The carpet follows through from the lounge (please see above).
- There is a Sweet Dreams pocket-sprung 4'6 double bed.

- All bedding is Dorma, with non feather pillows and quilt.
 - The bed is centrally placed, with a 68cm space to both the left and right.
 - The light switch is on the right hand side as you enter the room.
 - There are two separate reading lamps located at each side of the bed.
 - Both bedrooms have both curtains and blinds.
- BEDROOM 2 (Twin Bedroom)
 - The door is 83.5cm x 197cm, hinged on the left. The carpet follows through from the lounge (please see above).
 - There is two Sweet Dreams pocket-sprung 3ft single beds.
 - All bedding is Horrockses, with non feather pillows and quilt.
 - The light switch is on the right hand side as you enter the room.
 - The space between the 2 beds is 72cm.
 - The distance between one bed and the window is 67cm. The distance between the other bed and the wardrobe is 61cm.
 - There is an additional reading lamp located between the two beds and two additional wall lights.

Shower-room & WC

- There is an open-plan, fully tiled wet-room.
- The door width is 84cm x 197cm.
- The toilet seat height is 49cm. There is also a folding riser disabled grab rail.
- The distance to the left of the toilet is 86cm. The distance to the right of the toilet is 46cm.
- The sink height is 89cm.
- The free floor space is 170cm x 160cm.
- There is an electric shower. There is a stool provided.
- There is a specialist non-slip floor.
- The room also contains a shaving socket and a light over the cabinet.

Grounds and Gardens

- Please see above for information about the enclosed patio area.

Additional Information

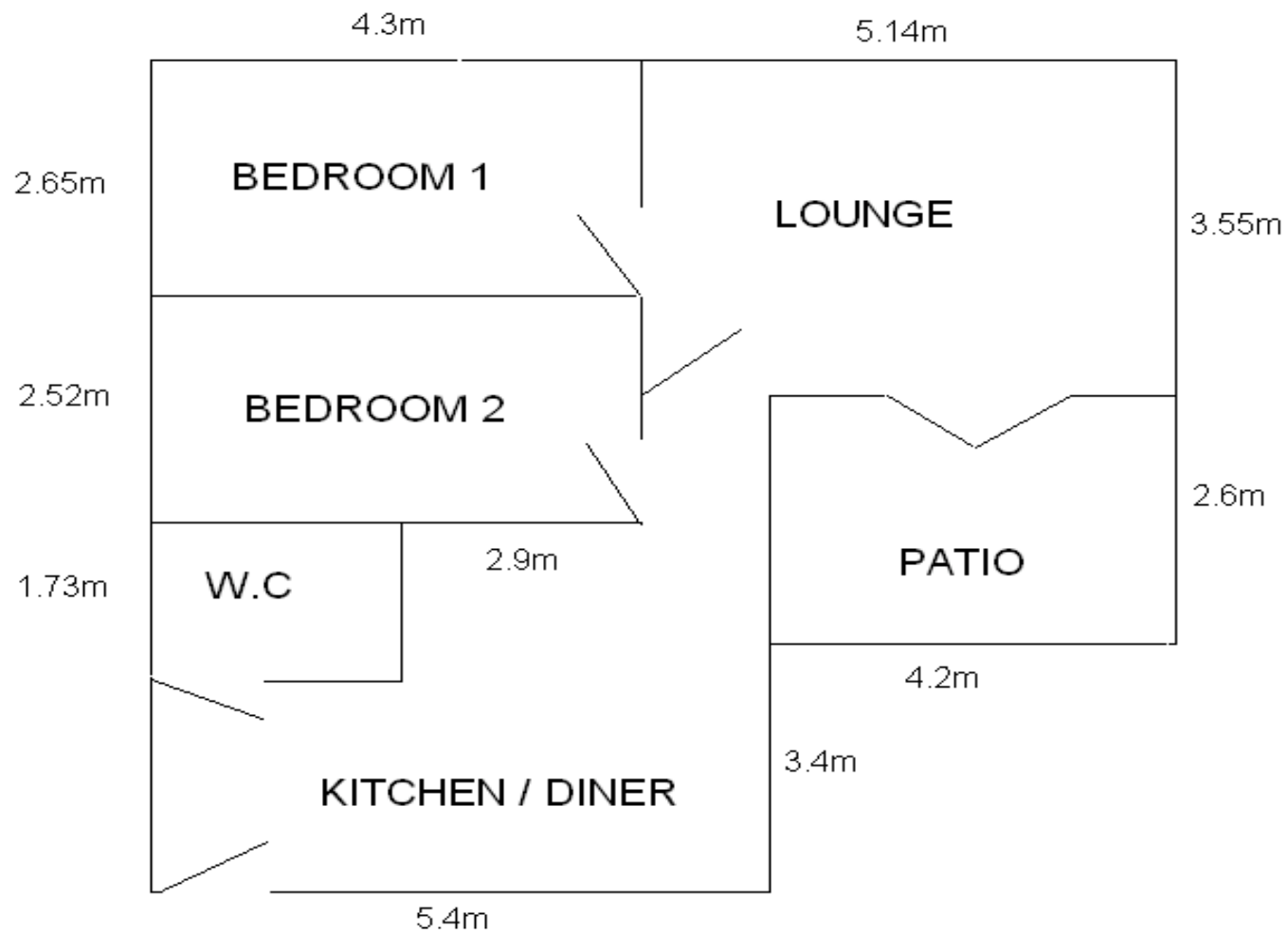
- A 'Welcome Pack' is available.
- Separate folders for all manufacturers' leaflets and places of interest leaflets are available.
- Pets are welcome - please inform us on booking.
- The premises are non smoking.

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Contact Telephone and Email Address

We welcome your feedback to help us continually improve. If you have any comments please telephone 01507358256 or email nurserycottage@hotmail.co.uk.



SKETCH PLAN ONLY - NOT TO SCALE.