

# **Halfway - Access Statement**

## **Introduction**

This two bedroomed, two storey cottage is located 50 metres from the bottom of Deepdale Lane. Accessed by a gravel drive, the accommodation is modern, light and airy.

We try to provide pretty much everything you are likely to need whilst staying with us but there is always room for improvement. If you have a specific requirement, then please do get in touch with us and we will endeavour to help.

## **Pre-Arrival**

- There is a bus stop within 100 metres of the property along level footpaths. There is a regular bus service to Lincoln.
- The railway station is 4 miles away in Lincoln. Taxis are usually available at the station.
- We have a web site with photographs of the inside of the property.
- This Statement can be provided in larger print if required.
- Regrettably we are unable to accommodate animals.
- The property is centrally heated throughout.

## **Arrival & Parking**

- The keys will be in a key safe. The location and code will be advised prior to arrival.
- Please let us know your expected arrival time; we would appreciate notification if it changes.
- Private parking is on the gravelled drive at the front of the cottage
- Luggage can be unloaded in the drive and carried across the gravel to the cottage (5mts)
- The area is lit at night by street lighting.
- We ask that you do not park on the verge in order to preserve our village environment

## **Main Entrance**

- The entrance has a low threshold at the door.
- The hall is carpeted.

## **Kitchen**

- The kitchen area has a vinyl floor. There are ample cupboards at low level and eye level. The cooker is electric. There is a fridge and a freezer, a washer/dryer and a dishwasher.
- The kitchen is lit by recessed spotlights, it also has a small table & 2 chairs
- There is access to the rear garden

## **Downstairs Cloakroom**

- The cloakroom has a vinyl floor.

## **Sitting Room/ Sunroom**

- The whole room is carpeted
- It has a three-piece suite, a low coffee table, a remote-control flat screen television and a DVD player.
- There is a coal effect gas fire
- The sunroom has a dresser with a radio/CD player/iPod dock
- There is a rectangular dining table with four chairs
- Lighting is by recessed spotlights with dimmer switches
- There is access to the rear garden.

## **Upstairs Accommodation**

- The staircase is quite narrow (it is a cottage!) with carpet on it and a handrail on the left-hand side
- The steps are 19cm high, 24cm deep and 65cm wide. It has 5 steps, a half landing with one step on it and then 7 steps.

## **Double Bedroom**

- It has a 5' double bed accessible from both sides, a walk-in wardrobe, chest of drawers and bedside cabinets with lights.
- The duvet & pillows are synthetic. The bed linen is poly cotton.
- The floor covering is carpet.
- There is a wall mounted flat screen television.

## **En Suite Bathroom**

- There is a standard three-piece suite with a shower over the bath and a glazed shower screen.
- The floor covering is vinyl.

## **Twin Bedroom**

- It has standard twin beds accessible from both sides, a wardrobe, dressing table and bedside cabinets with lights.
- The duvet & pillows are synthetic. The bed linen is poly cotton.
- The floor covering is carpet.
- There is a wall mounted flat screen television.

## **En suite Bathroom**

- It has a toilet, basin & shower cubicle with a thermostatic shower.
- The shower has a 22cm step up into it.
- The floor covering is vinyl.

## **Outside**

- Access to Deepdale Lane and the Village.
- Private gravelled garden facing South with garden furniture at the rear of the cottage.

## **Additional Information**

- The cottage has a smoke alarm.
- There is a Fire Statement in the Information Folder.
- Wi-Fi access is included in the rental price.
- Please do not smoke in the cottage.

## **Contact Details**

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