

## **Accessibility Statement for Little Lane**

This accessibility statement does not contain personal opinions as to the suitability for those with access needs, but aims to accurately describe the facilities and services on offer for all guests/visitors.

### **Key Collection, Welcome and Car Parking**

- You will be met at the property, shown around and offered useful local knowledge to assist you in your stay.
- There is allocated private parking with this property plus there is unlimited and unrestricted on road parking within under a 2 minute walk.

### **Entrance**

- The front gate to the property is 35" wide and has a step of 4" high.
- The front door is 26" wide.

### **Hall, Stairs, Landings and Passageways**

- The ground floor hall is 29" wide at the most narrow point.
- The floor covering is laminate.
- There are 12 steps in total, each step is 27.5" wide by 9" deep by 8" high.
- The floor covering for the stairs is wooden flooring.
- There is one additional step into each bedroom located on either side of the square landing at the top of the stairs.
- The stairs are lit by pendent lights.

### **Sitting Room / Lounge**

- The lounge is located on the ground floor and has level access.
- The door is 26" wide.
- The floor covering is laminate.
- There is a good mixture of seating with a 2 seater fabric upholstered sofa as well as an armchair.
- The furniture is some what moveable however there is a good access around this room.
- This room is lit by a large window as well as a pendent light.

## **Dining Room**

- The dining room is located on the ground floor with level access and is open plan with the kitchen.
- The door is 26" wide.
- The floor covering is laminate.
- There is a main table that can seat up to 6 guests. The table is 30" high.
- There are two 2 seater fabric upholstered sofas.
- This area is lit by two patio doors leading to the garden as well as pendent lights.

## **Kitchen**

- The kitchen is located on the ground floor and has level access through the same door as the dining room.
- The floor covering is laminate.
- The oven door drops down and has a maximum height of 29" high.
- The hob is 36" from the floor.
- The microwave is 53" from the floor.
- Work surfaces/ food preparation areas are 36" from the floor.
- Cupboards containing crockery and foodstuffs are 53" from the floor.
- The height of the highest shelf in the fridge is 24" from the floor and the lowest shelf is 11" from the floor.
- The highest shelf in the freezer is 26" from the floor and the lowest shelf is 11" from the floor.
- The sink tap is a twin lever mixer.
- The kitchen is lit by a pendent light as well as benefitting from the patio doors.

## **Bedrooms and Sleeping Areas**

- There are two bedrooms that are both located on the first floor.
- The doors are 27" wide.
- Both of the bedrooms are wooden flooring.
- The first bedroom has access of 12" wide at the most narrow point.
- The bed is 5ft King size zip link and the configuration can be changed to singles to accommodate guests needs. The mattress height is 26" high.
- The second bedroom has access of 11" wide at the most narrow point. The mattress height is 20" high.

- The bed is a 6ft Double and is non adjustable.
- Both of the rooms have a good mixture of storage with open wardrobes/ hangers as well as chest of drawers and bedside tables.
- Both rooms are lit by large windows and pendent lights as well as bedside lamps.

### **Bathrooms**

- The first bathroom is an en suite to bedroom one and has level access.
- The door is 27" wide.
- The floor covering is wooden.
- The w.c is 16.5" high.
- The wash basin is 32" high and has a single lever mixer tap.
- There is a bath with a shower over. The height of the bath is 22" high.
- There is a twin lever mixer tap on the bath.
- This bathroom is lit by a window as well as a ceiling mounted globe light.
- The second bathroom is an en suite to bedroom two and has level access.
- The door is 27" wide.
- The w.c is 16.5" high.
- The wash basin is 32" high and has a single lever mixer tap.
- There is a shower cubicle with a step of 7" high.
- This bathroom is lit by spotlights.

### **Garden**

- The garden is accessible via the dining room patio doors.
- The doors open up to 46" wide when both open.
- The step down is 2".
- There is a patio area for seating as well as a pathway through to the end of the garden with further seating.