

Access statement for Havenlea Cottage

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

Introduction

Havenlea is a cottage with character features, a pretty private garden and private parking is the perfect base for couples to explore all that Leicestershire has to offer. Havenlea is situated in a small hamlet Leicester Forest West, a short distance away from Desford with its local shops, chemist, library, pubs and restaurants, nearby villages of Thurlaston, Peckleton, Market Bosworth and the city town of Leicester.

Havenlea sleeps 2 people ideally suited for couples.

The cottage is not suitable for under eighteen year olds due the unfenced private lake. It has 1 bedroom and a bathroom upstairs on the first floor. Bedroom has a King-size bed, The family bathroom has a luxury bath, wash basin and WC and shower.

The cottage has been fully equipped and refurbished to a high standard to make it a superb home from home.

We look forward to welcoming you. If you have any queries or require any further information please contact Lily on 01455 888223

Pre-Arrival

Full details of local transport, amenities, doctors and other services are to be found in the cottage . Maps and directions on how to reach can be found in the Information Pack which you will receive before or with your booking available at the property. Some of the key points are summarised below:

Key Collection, Welcome and Car Parking

The cottage is approached from the main tarmac driveway which branches off onto its own private gravel driveway.

- Guests will be provided with 1 sets of keys and a gate fob for the electric gate
- Parking reserved for sole use of the cottage is available for 2 cars opposite the front of the cottage
- The parking area has a gravel surface.
- This is a light at night by motion sensor above both the front door and the courtyard

Entrance to Property

The front door

- The front door is 800mm wide.
- There are no steps to the front door which is approached from a gravel driveway.
- The entrance is well lit by motion sensor lights above the door.
- The floor covering inside the cottage is tile.
- The side door is 800mm wide
- The front door hall, stairs and landings are well lit using a combination of ceiling and wall lights.
- The stairway covering is short pile carpet.

- The staircase to the first floor is of standard incline with a handrail to one side.

Sitting Room/Lounge

- The sitting room/lounge is situated on the ground floor with level entry
- The room seating comprises of L shaped sofa which can be converted into a sofa bed
- Furniture can be moved.
- There is a widescreen digital television with remote control and a Blu-ray player.
- Lighting is natural daylight and by night with overhead lighting used as well as standard and table lamps around the room.
- The flooring is high quality tiling which well laid and with a short pile rug in the lounge area.

Dining Room

- The dining room is situated on the ground floor integral to the lounge / dining area with level entry from the kitchen area.
- The dining table (moveable side to side) has legs on each corner.
- There is free space around the table.
- Chairs (all moveable) – 4 chairs with padded seats that have no arms.
- Lighting is natural daylight with wall lighting and table lamps around the room.
- Flooring is high quality well laid tiling

Kitchen

- The kitchen is situated on the ground floor with level access from the lounge / dining area.
- The door of the oven drops down and the handle is 700mm above the floor. The hob is 900mm above the floor.
- Worktop and sink are 900mm above the floor.
- Fridge freezer available under the worktop.
- Glasses and crockery are located in kitchen wall cupboards.
- The kitchen is lit with halogen spotlights above work surfaces.
- Flooring is high quality well laid tiling

Bedrooms and Sleeping Areas

- On the first floor there is 1 room with a King-size bed bedroom is reached by stairs only.
- The height of the King-size bed from the top of the mattress to the floor is 520mm.
- Lighting is natural daylight and at night overhead lighting/spotlights and bedside lamps are also in room.
- All bedrooms offer good colour contrast between the floor, walls and doors, short pile carpet

Bathroom

- The bathroom is situated on the first floor.
- Door opening is 720mm wide.
- There is a bath
- Height from floor to top of bath rim is 630mm.

- Toilet is 420mm high.
- Wash basin is 850mm high.
- Well lit with overhead light, up lights and a fluorescent light over mirror.
- Seperate shower
- Under floor heating. Tiled floor

Garden

- The cottage has a paved patio area which can be accessed from the kitchen through the side door or front door
- Quality table and chairs are available on the patio.
- A BBQ area is available on a paved area of the courtyard
- There is also a small garden 'tea' table and two chairs on the paved area to the side garden with sun loungers.
- The cottage benefits from its own courtyard surrounded by a post and rail fence with gates to surrounding grassed areas.