

## **Access statement for No9 Burghley lane.**

Parking is right outside the cottage on the main road.

As you walk in through the door of No 9 (85 cm) there is a hallway (0.85metres x 4.0 metres). Just to the left as you walk through is the lounge (3.0 metres x 4.0 metres) with sofa, bucket chairs, coffee table, lamps, tv/dvd player also there is access to WiFi. This room has underfloor heating and a period fireplace (not in use)

Back through to the hallway and second door on the left takes you into the kitchen (2.5 metres x 3.0 metres). The kitchen is fully equipped with fridge, freezer, dishwasher, kettle, toaster, microwave, crockery and cutlery. The floor is wooden and there is a radiator with a thermostat control that heats this room.

Through the kitchen is the dining room (2.5metres x 2.0 Metres). There is a table and chairs, radio, small table and lamp. There are patio doors leading out onto a small courtyard. (114 cm). It is heated by a radiator with a thermostat control.

Back through the kitchen and the door to the left leads down a stone staircase (90cm wide) into the basement (3.0 metres x 3.0 metres). There is a double sofa bed down here, a cupboard where the washer/dryer is kept also the Hoover, iron and ironing board, the freezer is also down here. Just off the room is a tunnel that has been made into a wet room (1.0 metres x 3.0 metres) with shower, toilet and basin. The floor throughout is York slab and is underfloor heated.

Back into the kitchen and there is a door that leads to the first floor, there are 2 bedrooms and a bathroom on this floor.

The main bedroom (3.0 metres x 2.5 metres) has a double bed, bedside tables, dressing table with chair and a built in wardrobe also a lovely period fireplace (not in use). The room is heated by a radiator with a thermostat control.

There is also a room (3.0 metres x 2.0 metres) with bunk beds. It has a built in wardrobe and a set of draws this room also has a lovely period fireplace (not in use). The room is heated by a radiator with a thermostat control.

On this floor there is also a bathroom with bath, toilet and basin. (2.5 metres x 1.5 metres). The floor is lino and there is a radiator with a thermostat control.

From the landing (1.5 metres x 1.5 metres) there is another door which leads up to the second floor. This room (4.0 metres x 3.0 metres ) has a zip and link bed so it has the option to be a twin room or a double room . There is a bedside table, dressing table and lamps in this room. This room is heated by a radiator with thermostat control.