

## **Access statement for Louth Holiday Home (4 Kidgate Mews)**

### **Introduction**

Our self-catering holiday home was built in 1892 and has access to the front and rear of the property.

We have tried to provide as much information as possible in this statement using a recommended template. If you have any queries please contact us.

### **Pre arrival**

Bookings and enquiries can be made via email, letter or telephone.

Payment can be made by cheque or bank transfer.

The Louth bus station receives buses from Grimsby and Lincoln and is a 10 minute walk from the property.

The nearest railway stations are Grimsby (15 miles) and Lincoln (27 miles). Both stations have accessible taxis and bus services to Louth.

### **Arrival and car parking facilities**

Luggage is unloaded at the rear of the property, in the courtyard.

There is no on street parking at the front.

The private courtyard at the rear of the property has reserved parking for 1 car. Note that due to the residential nature of the communal parking area, we cannot accept commercial vehicles or motorhomes.

The entrance to the front is an emergency exit only, from inside the property.

The entrance at the rear has level access from the parking area in the courtyard.

Parking is 8.5 m away from the rear entrance.

The property is approached from the courtyard which has a level tarmac surface.

### **Main entrance and reception.**

The courtyard entrance door is 83cm wide. There is a 6mm high weather board across the width of the door threshold.

Keys to the property are in a "keysafe" to the left of the rear courtyard door, 156 cm above ground level.

The entrance is illuminated at night by an external security light.

### **Ground floor areas**

From the entrance door you pass through the utility room, kitchen, hallway and sitting room in that order.

Flooring is wood laminate throughout, with a loose rug in the sitting room.

### **Utility room**

Washing machine, with economy setting, and wall mounted clothes airer. No tumble drier.

### **Kitchen / Dining room**

The dining table has 65 cm underspace (floor to lowest point of the table).  
3 chairs with padded seats and no arm rests.  
Worktop height is 93 cm.  
Free standing double oven with pull down upper door and side hinged lower door. The hob is 93 cm high and has a hinged ceramic top.  
Sink is 93 cm high with two multi turn screw taps.  
Evenly lit kitchen with dimmable, ceiling mounted downlighters.  
Combi boiler controlling hot water and central heating is access via a cupboard. The controls are 123 cm above the floor and clearly labelled.

### **Emergency exit**

In the hallway at the bottom of the stairs between the kitchen and the sitting room. Door key is on a hook 71 cm above the floor. Door opens inwards and gives direct access to the street.

### **Sitting room**

Accessed via the kitchen and hallway. All door widths are 74 cm.  
2 seat settee and one tub chair with non feather cushions  
HD digital TV with "Freeview" channels, and DVD / CD player. Both have remote controls.  
Sideboard with two cupboards and three drawers.  
Walk in under stair cupboard with storage for vacuum cleaner, iron, ironing board and luggage.

### **Outdoor facilities**

Due to the mews nature of the property there is no suitable external area for sitting or playing.

### **First floor**

Reached via a staircase of 12 steps to a landing and then 2 further steps left or right to the bedrooms and bathroom / WC.  
There is no ground floor WC.  
The Stairway has a single handrail on right. Steps are 21 cm high x 21 cm deep x 81 cm wide.  
The landing has a single rope handrail on one side to assist with the two steps to the left and right.  
Short pile carpet on the stairs and throughout the first floor except the bathroom.  
All doors to the bedrooms and bathrooms are 74 cm wide.

### **Bedrooms**

Double room has 137 cm wide double bed accessible from both sides. Bed height is 52 cm. The space around the bed varies from 63 cm – 92 cm.  
Four non feather pillows and non feather duvet (weight dependent upon season) are provided.  
Single room has a 910 cm wide single bed accessible from one side. Bed height is 59 cm. Space around the bed is 67 cm to the side and 107 cm at the foot.  
Two non feather pillows and a non feather duvet (weight dependent upon season) are provided.

### **Bathroom and WC (shared)**

Next to the single bedroom and two steps down and then two steps up from the double bedroom.

Bath with flexible shower over and glazed shower screen.

Shower screen is 75 cm wide.

Bath height is 54 cm and has integral hand rails on both sides.

Shower is 169 cm above the bath.

Removable non-slip bath mat is provided.

Non slip vinyl flooring in bathroom

Toilet seat height is 43 cm, and space to the left of the toilet is 23 cm and to the right is 53 cm.

Wash hand basin height is 79 cm, with two multi turn screw taps.

### **Additional information**

Information folder is in the sideboard in the sitting room and uses size 12 fonts.

Light switches and power sockets are at a height to reach from a standing position.

The area has good mobile telephone reception.

### **Contact information**

Our address is April Cottage, Hall Drive, Kirmond le Mire, Lincolnshire, LN8 6HZ

Telephone 01673 838505 or 07714 299510

Email:- [info@louth-holidayhome.co.uk](mailto:info@louth-holidayhome.co.uk) or [wayneshepherd58@btinternet.com](mailto:wayneshepherd58@btinternet.com)

Website:- [www.louth-holidayhome.co.uk](http://www.louth-holidayhome.co.uk)

Local mobility shop:- People First, 144 Eastgate, Louth, LN11 9AA tel. 01507 611200

Local public transport:- Traveline 0871 200 22 33

Local accessible taxis:- Queen St Cars 01507 602595 or 01507 609629

Local Tourist Information Centre:- 01507 609289

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