Access statement for N0 2 The Lily Pad.

Parking is right outside the cottage on a level gravelled area.

As you go in the door ( 84cm) of No 2 you walk straight into the open plan living/dining/kitchen area. The living area comes first which is approx. 4.5 metres x 4.5 metres. The living room has 2 x 3 seater sofa’s and a 2 seater sofa, a coffee table, tv/dvd with free view and also WiFi. The kitchen/dining room area is approx. 5.5 metres x 3 metres and is fully equipped with fridge, freezer, dishwasher, kettle, toaster, crockery, cutlery and a table and chairs. The floor is tiled throughout down stairs with under floor heating.

Off the kitchen is a downstairs bathroom/wet room with bath, shower, toilet and basin and is tiled from floor to ceiling.

This cottage has 3 bedrooms one on the ground floor (3.5 metres x 4 metres). It has zip and link beds so can be as twins or king size, it has a wardrobe, dressing table and chair and bedside tables with lamps.

The 2 rooms upstairs are carpeted also have zip and link beds so you can have to same option on bed configuration as down stairs. Both rooms are approx. 4.5 metres x 3 metres. They both have built in wardrobes, dressing tables and chairs, bedside tables and lamps. Radiators are used to heat these rooms.

There are double patio doors (114cm) in the kitchen leading onto a patio area (2 metres x 2 metres) with garden furniture and steps lead up to a grassed area (7 metres x 6 metres).