

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.

## **Access Statement for Park Gate 13 Burghley Lane Stamford**

### **Introduction**

Park Gate is ideal for those who want a well equipped self catering property in the beautiful historic Georgian town of Stamford. Park Gate is perfectly situated for access into Burghley Park with the park gate itself opposite the property. Access to the town's lovely restaurants, cafes, pubs and shops is a short walk.

Park Gate sleeps up to five people and has three bedrooms, one of which is on the second floor and the other two on the first floor alongside the shower room. There are steep stairs up to the second floor. The cloakroom, sitting room and study are situated on the lower ground floor and accessed via worn stone steps from the ground floor. There is an entrance hall on the ground floor with kitchen and dining room leading off the hall. A small walled courtyard is accessed off the dining area to the rear of the property. There is also a small outbuilding for storage of outdoor shoes and cycles etc.

The property has been furnished with beautiful fabrics and accessories with real attention to detail so that your stay will be as homely and comfortable as possible.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01778 570555 Mobile 07711 169695 or email [mandy@jangusestates.com](mailto:mandy@jangusestates.com).

### **Pre-Arrival**

- For sat nav purposes please use postcode PE9 2LT. If you are travelling to Stamford on the A1, take the turning to Stamford off the A1 which is signposted Burghley House. As you come down into the town itself you will pass Burghley House on your right. Just pass Burghley House you will pass the William Cecil Hotel and just after this on the right is Burghley Lane. No. 13 is to be found at the end of the row of terrace houses on the corner of Burghley Lane and Park Lane.
- The nearest railway station is Stamford. Peterborough Station is 14 miles away (20 minute drive) and Grantham Railway Station 22 miles (30 minute drive).
- Taxis are available at the station. If you require an accessible taxi this can be booked in advance, see contact information for details.

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

- You will be met at the property by the owner or housekeeper.
- Off street parking is usually available just outside or very close to the property.
- There are street lights.

## **Entrance to Property**

- Off the pavement on Burghley Lane you step over the front door threshold into the entrance hall. Alternatively the property can be accessed at the rear but there is a similar step over threshold to gain access through the rear door.
- The floor covering inside the entrance hall is a short pile rug on wooden floorboards. Likewise the rear door which leads into the dining area.

## **Halls, Stairs, Landings, Passageways**

- The hall, stairs, landings and stone steps are well lit using a combination of wall and ceiling lights.
- Passageways are 800mm wide.
- The floor covering is short pile carpet with rugs in the hall and dining area.
- The staircase to the first floor has a steep winding stairs the bottom then straight stairs leading onto the first floor with a hand rail on one side. These stairs are carpeted with short pile carpet.
- There is a narrow steep staircase leading up to the second floor. The stairs are likewise carpeted but there is no handrail on either side of the staircase.

## **Sitting Room/Lounge**

- The sitting room, cloakroom and study are situated on the lower ground floor accessed via worn stone steps from the hallway.
- The room has a mixture of sofa, easy chairs with arms. There is a low coffee table, chest of drawers and occasional table.
- There is a wide screen Smart TV.
- Lighting is natural via two light wells and by night levels are controlled by either wall lights, ceiling lights or table lamps.
- The flooring is porcelain tiles with short pile rugs over. There is underfloor heating in the whole of the lower ground floor.
- The furniture is moveable.
- The access to the cloakroom is restrictive for wheelchair users and there are no grab rails either side of the toilet.

## **Dining Room**

- The dining area is located off the kitchen and is accessed either via the rear door leading into the property from the courtyard, or, from off the kitchen.
- There is a table and 4 chairs without arms. Two further chairs may be brought into the dining area from the hall if you wish to seat 6 around the table. The furniture is moveable.
- There is a console table with two easy chairs either side.
- The dining area is naturally lit during the day and at night it is lit by ceiling light and table lamps.
- Flooring is original floorboards with rug over.

## **Kitchen**

- The kitchen flooring is wooden floorboards with rug over.
- The room is naturally lit during the day and in the evening by ceiling lights and under cupboard lights.
- Worktop and sink are at normal worktop height ie 36 inches above the floor.
- The over is situated beneath the worktop and the over door drops down. The electric hob is at worktop height.
- The microwave is situated on top of the worktop.
- There is a washing machine and dishwasher located under the worktop.
- A Krushr Recycling Compactor is installed for the compaction of all recyclable waste.
- There is an island unit in the middle of the kitchen which may impact on wheelchair users not being able to turn around in a forward direction.
- There is a steaming hot water tap (in place of a kettle) situated at the rear of the sink at the worktop level. Care must be taken when using the tap which is not suitable for use by children.

## **Bedrooms and Sleeping Areas**

- There is one double bedroom located on the first floor reached by stairs only.
- There is a dressing room/single bed room located on the first floor reached by stairs only.
- The twin bedded room is situated on the second floor accessed via a steep narrow staircase only.

## **Bathrooms, Shower-rooms and Toilets**

- There is a large shower in the bathroom which has a step into the shower area.
- Underfloor heating
- Toilet 400mm high. There are no seat raisers.
- Washbasin at normal height. Lever taps on the washbasin and shower.
- Heated towel rail at a height of 36 inches.

## **Laundry/Utility Room**

- There is no utility room but there is room for drying wet outdoor clothing and storing muddy boots and shoes, bicycles and other outdoor equipment in the store to the rear of the walled courtyard.
- Access to the outdoor store is via the walled courtyard or via the pedestrian gate off Park Lane which gives access to the rear of the property

## **Additional Information**

- There is a small walled courtyard which is paved
- Trained assistance dogs are welcome
- All areas in the house have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are a darker paint than the walls which are light in colour.
- Mobile reception is reasonable.
- The nearest A&E Hospital is 14 miles away in Peterborough. There is a minor injuries unit at Stamford Hospital.
- There are brochures of nearby attractions in the property.

## **Contact Information**

Address (Inc Mandy Foottit The Manor House 21 Church Street Haconby Bourne  
postcode): PE10 0UJ

Telephone: 01778 570555 Mobile 07711 169695

Email: [mandy@jangustates.com](mailto:mandy@jangustates.com)

Website: [www.jangustates.com](http://www.jangustates.com)

Hours Of Operation: 9am-5pm Monday to Friday - Out of office hours or for emergency call mobile number above

Local Accessible Taxi: Taxi Services: ABC Taxis Stamford - 01780 755550 - 24 hours  
Starline of Stamford - 01780 484848 A1 Taxis of Stamford - 01780 752748  
1st Choice Taxis of Stamford - 01780 752748

Local Public Transport: Stamford Railway Station, Station Road, Stamford (1 mile)  
Peterborough Railway Station, Station Road, Peterborough (14 miles)  
Grantham Railway Station, Station Road, Grantham (22 miles)