

Access Statement Badger's Set

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

Our property is a luxury log cabin situated on the outskirts of Foxton and is located approximately 3 miles from the town of Market Harborough. The log cabin is situated at the end of a gravel road and is set amongst other log cabins.

The floor plan can be viewed at the end of this document.

We look forward to welcoming you. If you have any queries or require any assistance please call either 01858 545 273 or 07859924395 or contact us by email through the contact form on the website.

Pre-Arrival

- There is full information about Badger's Set on the website at www.foxtonlocksloides.com/foxs-den
- You can find our location and directions at www.foxtonlocksloides.com/contact
- Bookings/enquiries can be made via email through our booking form on the website or telephone on 01858 545 273.
- The nearest bus stop is approximately 200 yards away.
- The nearest train station is Market Harborough approximately 3 miles away.
- There are accessible taxis at the station.
- If you require this information in a different format, please contact Laura Turney via email

Key Collection, welcome and car park

- There is a car parking area with enough room for 2 cars. Extra spaces can be provided at the entrance to the site.
- There is no on street car parking.
- The car parking is leveled, graveled and flat and even.
- Parking is approximately 3 metres from the entrance.
- The key for the log cabin will be left in a key safe located on the side of the cabin next to the car park. You will be notified of the code before your arrival.

Entrance to the property

- The property can be accessed via three steps to the rear of the property or three steps to the front of the property. The steps are 17 cm high and 92 cm wide.

The steps lead on to a decking area. The decking are has a hand rail to the edge. The smallest part of the decking is 92 cm wide and the widest is 284 cm wide. The decking goes round half of the cabin.

- There are outside flood lights that come on automatically. Additional outside lights can be turned on inside the front door. There is also perimeter decking lighting that comes on automatically at dusk.

Halls, Stairs, Landings and passageways

- The front door is 79 cm wide and the keyhole lock is 96 cm high.
- Inside the entrance there is an area for coats and boots with a cupboard for cleaning equipment.
- The hall/passageway has doors leading off to the bedrooms, bathroom and living area. The kitchen is in the lounge.
- The hall is laminate flooring.

Sitting room/lounge

- The door into the lounge is 76 cm wide.
- Flooring is laminate with a large rug.
- Furniture is moveable.
- There are two two-seater sofas. One is a sofa bed.
- The coffee table is 43 cm high, 89 cm long and 60 cm wide.
- Teletext available on LCD TV with remote control. DVD player and iPod dock.
- Gas fire.

Dining room

- The dining room is open plan with the living room.
- The floor is laminate
- A dining table is in the dining room with 8 chairs.
- The dining table measures 75 cm high, 188 cm long and 70 cm wide.
- The chairs are moveable and have no arms.

Kitchen

- Aperture between kitchen and dining table is 160 cm.
- The work top is 91 cm high.
- Gas hob with electric oven underneath with drop down door.

- Sink at work top height with cupboard underneath.
- Front loading dish washer measuring 59 cm wide.
- Lighting is spotlight bulbs with under unit lighting.
- 48 cm free space between cupboards and worktops.
- Flooring is laminate
- Flooring is dark with light coloured cupboards.
- Integrated fridge with freezer compartment and separate large fridge freezer.
- Microwave on work surface
- Smoke and carbon monoxide alarms fitted.

Master bedroom

- Door width 76 cm
- Double bed
- Bed height 54 cm floor to top of mattress
- Non feather duvets and pillows provided.
- Clearance at end of bed to wall – 241 cm
- Bedside drawers are 69 cm high.
- Dressing Table is 83 cm High

Twin Room

- Door width 76 cm
- Two single beds
- Bed height 54 cm floor to top of mattress
- Non feather duvet and pillows provided
- Bedside table is 69 cm high.

Bathroom

- Door width 78 cm
- Bath with flexible hand held shower. Non slip mat provided for the bath.
- Bath height 58 cm
- Toilet seat height 42 cm
- Space beside toilet 25 cm to left 19 cm to right
- Flooring is tiled with a bath mat.
- Vanity unit under sink.

Ensuite shower room

- Door width 78 cm
- Shower in enclosed compartment
- Toilet seat height 43 cm
- Space beside toilet 20 cm to left, 105 cm to right
- Flooring is tiled with a bath mat.
- The tiles are light in colour and the furniture is white

Garden

- The enclosed exterior decking area can be accessed via the lounge, or via the main door to the rear of the cabin.
- Grassed area surrounding the property level with the car parking area.

Hot Tub

- The hot tub is located on the decking area. The hot tub measures 43 cm high from the decking to the top of tub.

Additional Information

- There are no stairs in the lodge.
- Heating is provided by gas central heating throughout.
- There is an gas fire in the lounge and radiators in all rooms.
- Information folder is produced in size 12 font.
- Mobile phone reception is limited. Best on the decking area.
- The property is no smoking throughout, although smoking is permitted on the decking outside.
- Well behaved dogs are allowed.

Future plans

- We will review our property through feedback from our guests and make any changes accordingly.
- We welcome your feedback to help us continuously improve if you have any comments please email us.

Contact information.

Address: Foxton Locks Lodges, North Lane, Foxton, Market Harborough, Leics, LE16 7RF

Telephone: 07859924395; 01858545273

Email: info@foxtonlocksloidges.com

Website: www.foxtonlocksloidges.com

Local Accessibility:

Taxis: Murphey's 01858410210

Bus Service: Traveline East Midlands

Trains: Market Harborough Train Station - National Rail

Lodge Floor Plan

Fox's Den Floor Plan

