



3 Wordsworth Street

MOUNT & MINSTER



### 3 Wordsworth Street

Stunning three bedroom period townhouse, in the heart of Lincoln's Cathedral Quarter.

- Three double bedrooms
  - Kitchen
  - Dining room
  - Lounge
  - Bathroom
- Enclosed rear terrace garden
- Desirable uphill location



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## INTRODUCTION

Nestled between Lincoln's iconic Castle and Cathedral, this perfectly positioned three storey period townhouse offers the opportunity to reside in popular uphill Lincoln. Its elevated position offers stunning views of Lincoln Cathedral and the surrounding city. This impressive property briefly comprises entrance hall, dining room and kitchen to the ground floor, to the first floor there is a lounge and bedroom/reception room with French doors providing access to the enclosed courtyard terrace; an ideal space for alfresco dining and entertaining. Two further double bedrooms and a bathroom are situated on the third floor.

## LOCATION

The property is located on a quiet cobbled street, just off the award winning Steep Hill and moments away from Lincoln Bailgate area with its delightful independent shops, cafes, bars, galleries and restaurants, offering a perfect blend of character and convenience. Lincoln's Cathedral Quarter is rich in history, arts and culture. For a wider range of amenities, Lincoln's city centre is a short walk downhill, and has a wealth of high street shops, boutiques and historical sights. The city also benefits from two well regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The A15 and the A46 roads provide direct access to the north and south of the country. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

## OUTSIDE

Private gated access leads to the main entrance and to the rear of the property, where an enclosed cobbled terrace provides an ideal space for entertaining.

## SCHOOLS

There is an array of excellent nearby schools; the highly regarded private Lincoln Minster Schools (Prep and Senior) are within a 5-minute walk, as is Westgate Academy Junior School (Ofsted Good). The secondary schools of Yarborough School and Christ's Hospital School are also within walking distance (both Ofsted Good).

## ACCOMMODATION

### Entrance hall

Tiled flooring, understairs storage cupboard, radiator, stairs rising to first floor landing, ceiling light.

### Dining room

Tiled flooring, window to front, brick inglenook fireplace with gas stove, radiator, ceiling light.

### Kitchen

Tiled flooring, window to side and rear, range of base units with Belfast sink and wooden work surfaces over, space and plumbing for washing machine and fridge freezer, further bespoke built in cabinetry either side of the Rangemaster stove, ceiling light.

### First floor landing

Stripped and varnished wooden floor, radiator, window to side, stairs rising to second floor, ceiling light.





**Bedroom three/Study**

Stripped and varnished wooden floor, radiator, French doors with Cathedral views provide access to enclosed rear terrace courtyard, ceiling light.

**Lounge**

Stripped and varnished wooden floor, radiator, bay window to front, cast iron ornamental fireplace with tiled hearth, built in cabinetry, ceiling light.

**Second floor landing**

Stripped and varnished wooden floor, access to loft space, ceiling light.

**Bedroom two**

Stripped and varnished wooden floor, window to rear with Cathedral views, radiator, ceiling light.

**Bathroom**

Tiled flooring, large walk in shower cubicle with mains shower, fully tiled, window to side, extractor, sink in vanity unit, low level WC, ceiling light.

**Bedroom one**

Stripped and varnished wooden floor, window to front, radiator, cast iron ornamental fireplace, ceiling light.

**METHOD OF SALE**

Freehold with vacant possession on completion.

**TENURE**

Freehold.

**ENERGY PERFORMANCE CERTIFICATE**

Rating: D

**COUNCIL TAX BAND**

Band: D  
Lincoln City Council

**SERVICES**

Mains gas, electricity, water and drainage.

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of March 2026.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

**BUYER IDENTITY CHECKS**

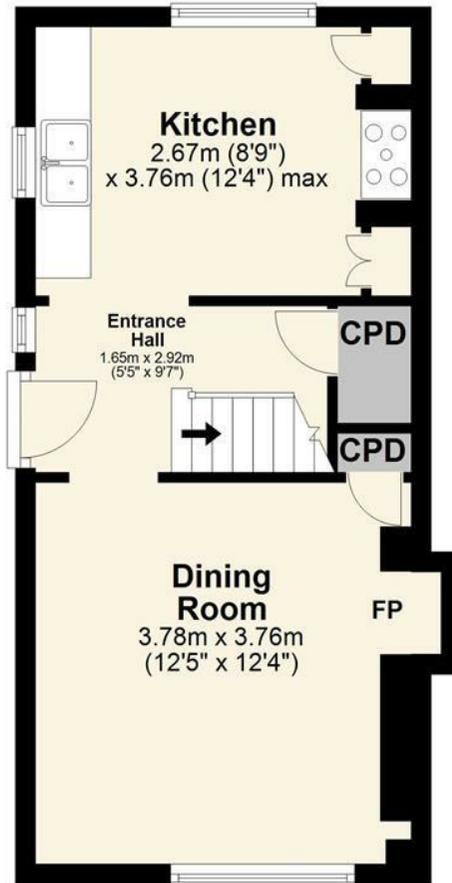
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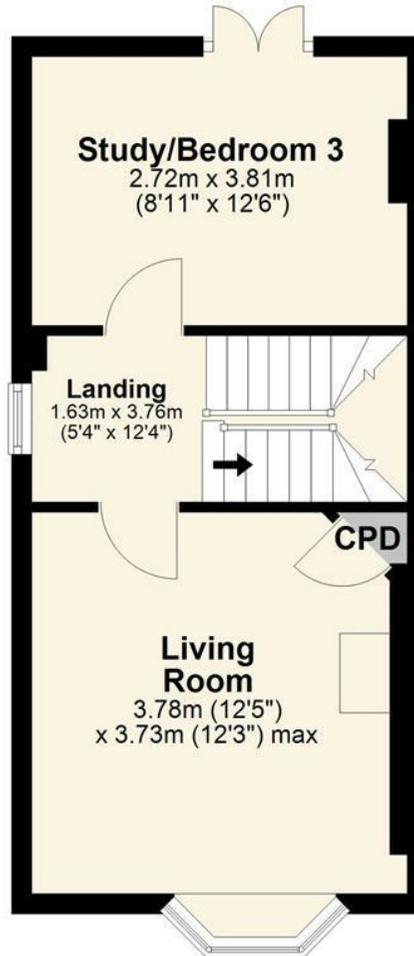
## Ground Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



## First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



## Second Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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## 3 Wordsworth Street, Lincoln

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