
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
- Qualifies for a Residents Parking Permit



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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

PARKING

A first resident parking permit from the City of Lincoln Council costs £36 for the year, with a maximum of two permits allowed per household. A second resident permit costs £72

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:

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E: Ellen@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Some images may have been digitally enhanced to add furniture for illustrative purposes





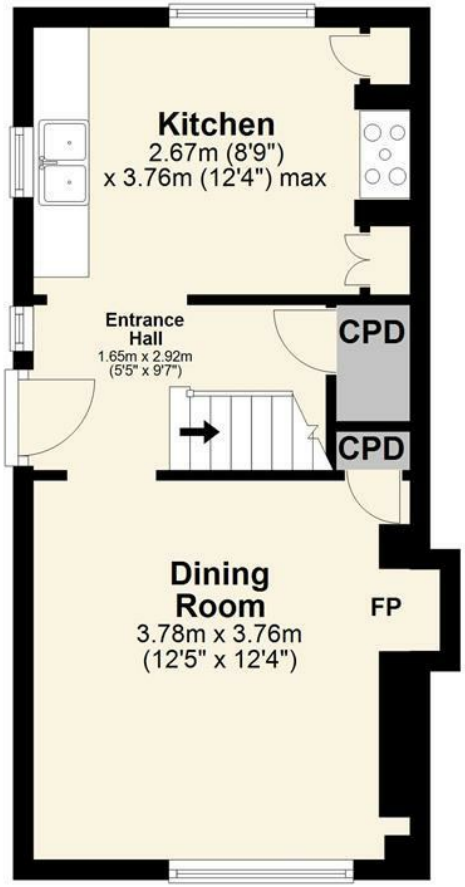

I PREFER HEAVEN
FOR THE CLIMATE BUT HELL
FOR THE COMPANY



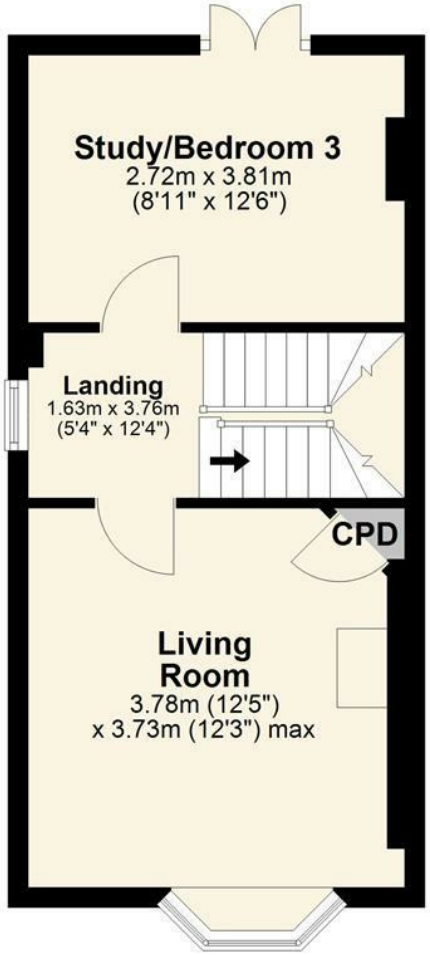




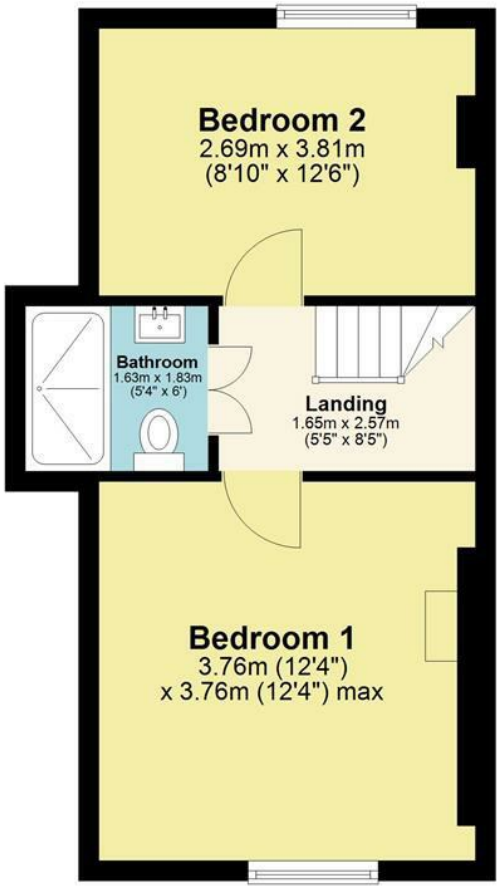
Ground Floor
Approx. 31.2 sq. metres (335.9 sq. feet)



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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