



13 Cordage Court  
Lincoln

MOUNT & MINSTER



## 13 Cordage Court

A delightful four bedroom town house in a well positioned exclusive gated development located within walking distance of the City Centre and the Historic Bailgate.

- Prime City Centre location
- Exclusive gated courtyard development
  - Garage and Driveway
    - Town House
  - Four double bedrooms
    - En-suite
    - Downstairs WC
  - Generous Kitchen/Diner
  - Enclosed rear garden



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## INTRODUCTION

This delightful four bedroom 3 storey mid town house is well positioned in an exclusive gated courtyard development located within walking distance of the City Centre. The property briefly comprises a generous kitchen/diner with access to the rear garden, utility room, and downstairs WC to the ground floor. To the first floor there are three bedrooms, en suite and family bathroom, whilst to the second floor there is a further bedroom and lounge with a vaulted ceiling with exposed beams and large double glazed arched windows to the front elevation with double glazed door providing access to a Juliet balcony.

## LOCATION

The property is well positioned within the ever popular Lincoln City Centre enjoying local access to both the City Centre and the historic Bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links, 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 county. There are also direct trains to London and Edinburgh from Newark, within easy reach of Lincoln.

## ACCOMMODATION

### Hallway

Carpet, stairs rising to first floor, radiator, recessed ceiling lights, understairs storage cupboard, pedestrian access to garage.

### Downstairs WC

Tiled flooring, pedestal wash hand basin, low level WC radiator, ceiling light, extractor.

### Utility

Tiled flooring, radiator, ceiling light, storage cupboard with roll top work surface over, stainless steel sink, tiled splashbacks, space and plumbing for washing machine with roll top work surface over, wall mounted shelving.

### Kitchen/Diner

Laminate flooring, recessed ceiling lights, radiator, French doors providing access to garden, range of wall and base units, with work surfaces over, stainless steel sink and drainer, built in larder unit, tiled splashbacks, integrated appliances include dishwasher, fridge freezer, oven with induction hob and extractor over.

### First floor landing

Carpet, radiator, double glazed window to front, ceiling light, airing cupboard housing hot water cylinder, stairs rising to second floor.

### Bedroom three

Carpet, double glazed window to rear, radiator, carpet, ceiling light.

### Bedroom four

Carpet, double glazed windows to rear, radiator, ceiling light.

### Bathroom

Lino flooring, bath with mains shower over, tiled splashbacks, extractor, low level WC, recessed ceiling lights, heated towel rail.

### Bedroom one

Carpet, double glazed windows to front, radiator, feature wood paneling, built in wardrobes and storage, ceiling light.

### En suite

Lino flooring, low level WC, tiled splashbacks, recessed ceiling lights, extractor, heated towel rail, corner shower cubicle with mains shower, sink in vanity unit.

### Second floor landing

Carpet.

### Bedroom two

Carpet, ceiling light, vaulted ceiling, velux windows to rear, a range of built in storage, feature wood paneling.

### Living room

Carpet, vaulted ceiling, exposed beamwork, ceiling lights, radiators x 2, large double glazed arched windows to the front elevation with double glazed door providing access to a Juliet balcony.





## OUTSIDE

To the front of the property there is a small graveled area with some shrubs and plants. The driveway leads to a single garage with power and light.

The rear the private garden has a patio which is accessed directly from the Kitchen/Diner providing the perfect spot for alfresco dining and entertaining. There are a range of shrubs and plants, along with a further pebbled seating area. There is also an outside tap and fenced boundaries.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## COUNCIL TAX BAND

Band: D

Lincoln City Council

## METHOD OF SALE

Freehold with vacant possession on completion.

## TENURE

Freehold with vacant possession.

There is a service charge of £70.00 a month which includes, the ground maintenance in the courtyard, window cleaning, buildings insurance and maintenance of the electric gates.

## SERVICES

Mains water, drainage, electricity and gas central heating.

## VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

## PARTICULARS

Drafted following clients' instructions of November 2025.

## ADDITIONAL INFORMATION

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

T: 01522 716204

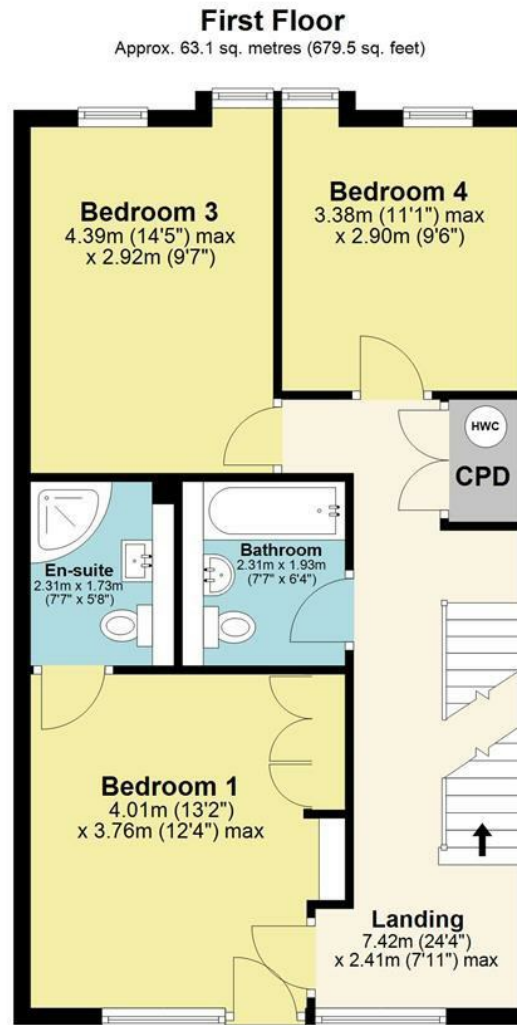
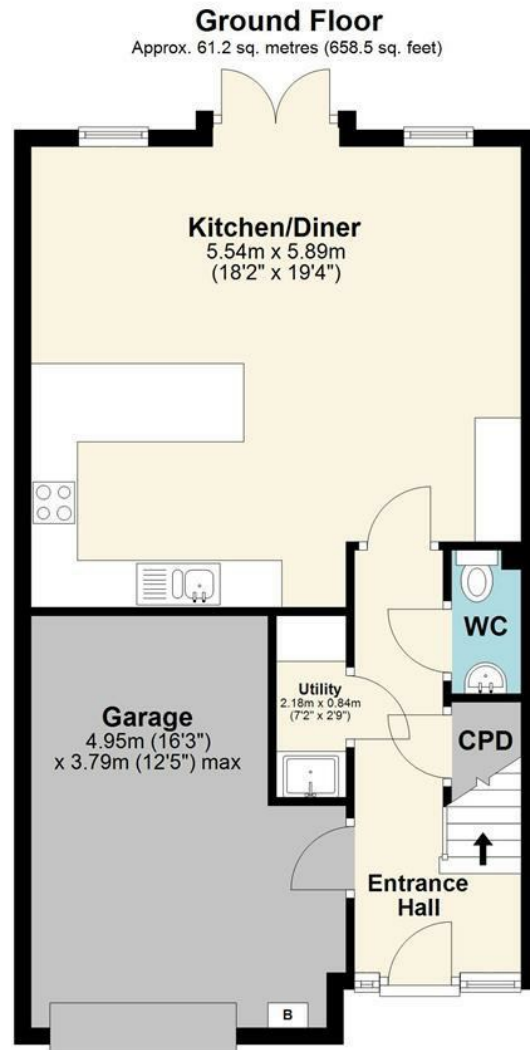
E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)

## BUYER IDENTITY CHECKS

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.







Total area: approx. 180.2 sq. metres (1939.9 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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