



I, Cordage Court
Lincoln, LNI IEN

BELL





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NO ONWARD CHAIN! A substantial and highly individual three-storey city residence, offering approximately 1,560 sq ft / 145 sq m (GIFA) of versatile accommodation within the exclusive gated setting of Cordage Court, close to Lincoln city centre, the University and historic Uphill quarter.

The accommodation includes an Entrance Hall, Cloakroom, Utility Room and impressive Living Dining Kitchen with French doors onto the enclosed courtyard. The first floor provides three Bedrooms, including a Guest Bedroom with Ensuite Bathroom and generous seating balcony, together with the Family Bathroom.

The second floor features two impressive vaulted rooms, offering flexible use as Bedrooms, Sitting Rooms or Home Working spaces. One has an Ensuite Bathroom and walk-in Dressing Room, while both enjoy elevated city views, including glimpses of Lincoln Cathedral and the countryside beyond.

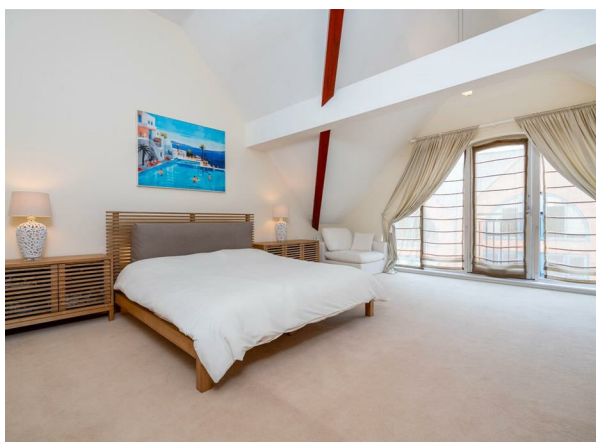
Outside, there is an integral garage, allocated parking space and low-maintenance courtyard, with secure electrically operated gated access.

An excellent opportunity for flexible and secure city living, within easy reach of the Brayford waterfront, University, Castle, Cathedral, Steep Hill and Bailgate.

ACCOMMODATION

Entrance Lobby

Entered via a contemporary-style obscure double-glazed panelled front door, the Entrance Hall has an attractive laminate floor, staircase rising to the first floor, radiator and inset ceiling spotlights. Doors lead to the Living Dining Kitchen, Utility Room and integral garage.



Cloakroom

Fitted with a pedestal wash hand basin with tiled splashback, low-level WC, radiator and extractor fan.

Utility Room

A practical utility space fitted with a stainless-steel single-drainer sink unit inset into a work surface, with cupboard storage beneath. There is a further fitted work surface with space below for a washing machine or other appliance, together with tiled splashbacks and a radiator.

Living/Dining Kitchen

A particularly impressive and well-proportioned room with a pleasant easterly outlook over Hungate. The kitchen is fitted with a good range of contemporary units, incorporating a one-and-a-half bowl stainless-steel sink, integrated dishwasher, fitted work surfaces and a peninsula with useful cupboard and drawer storage.

Integrated appliances include an Electrolux oven and four-ring gas hob, with stainless-steel splashback and cooker hood above, complemented by a range of wall cupboards. There is also space for an upright fridge/freezer.

The kitchen opens naturally into a generous dining and sitting area, with a French window providing access to the enclosed courtyard and pedestrian gate beyond. The room is finished with laminate flooring, inset ceiling spotlights and two radiators.

First Floor Landing

The Landing enjoys a pleasant westerly outlook over the homes within Cordage Court and provides access to the second floor. There is also a built-in airing cupboard housing the insulated hot water cylinder with immersion heater, together with a radiator and ceiling spotlight.

Bedroom One

Having an attractive easterly outlook over Hungate, with radiator and ceiling spotlights.

Bedroom Two

Enjoying an easterly outlook over Hungate, with a glimpse towards the towers of Lincoln Cathedral, together with radiator and ceiling spotlight.



Family Bathroom

Fitted with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low-level WC. The suite area is tiled to at least dado-rail height, with tiled floor, radiator, inset ceiling spotlights and extractor fan.

Balcony Guest Bedroom

A particularly appealing guest bedroom with a westerly outlook over the homes within Cordage Court. A double-glazed panelled door opens directly onto the surprisingly generous seating balcony. The room also has a radiator and ceiling spotlight, with a door leading to the

Ensuite Bathroom

Fitted with a bath/shower with Triton shower fitting, shower screen and tiled surround, together with a pedestal wash hand basin and low-level WC. Further features include tiled floor, radiator, inset ceiling spotlights and extractor fan.

Sitting Room/Bedroom

A versatile and impressive room offering excellent flexibility as either a substantial bedroom or additional reception space. A wide arched feature window incorporates a double-glazed door opening onto a Juliette balcony, enjoying elevated views over Hungate and south towards the countryside beyond the Witham Gap, with further views uphill towards Lincoln Cathedral. The room benefits from a high vaulted ceiling and two radiators, with doors leading to the ensuite bathroom and walk-in dressing room.

Principal Bedroom/Lounge

A stunning and particularly substantial vaulted room offering superb flexibility as either a principal bedroom or additional reception space. The room features a dramatic high vaulted ceiling, arched feature window and double-glazed door opening onto a Juliette balcony.

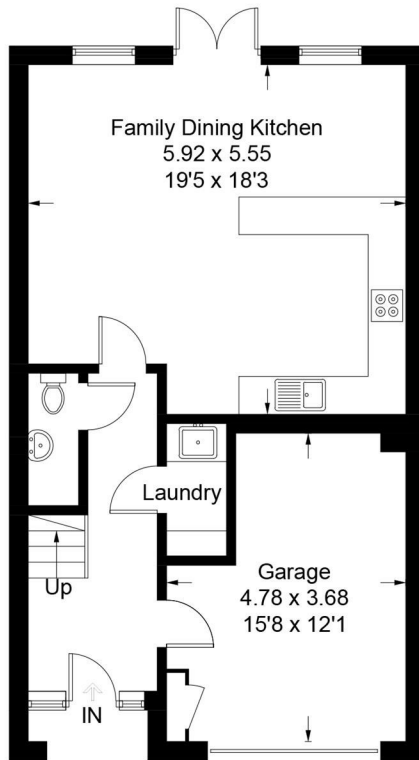
The room enjoys a wide elevated outlook across Cordage Court to the east and benefits from three radiators.

1 Courage Court

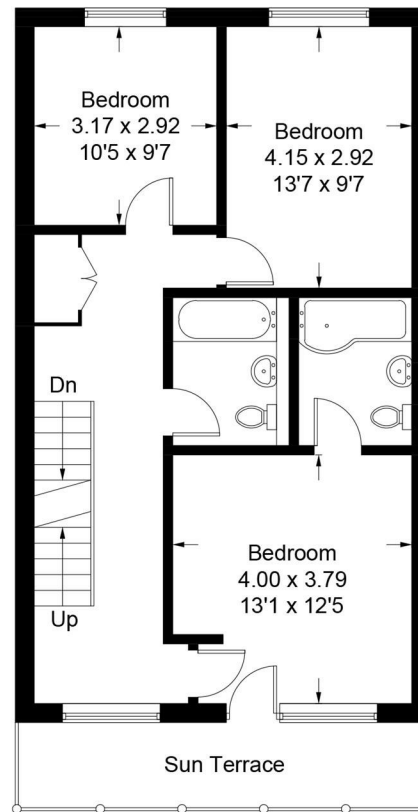
Approximate Gross Internal Area
 Ground Floor = 63.1 sq m / 679 sq ft
 First Floor = 64.6 sq m / 695 sq ft
 Second Floor = 64.7 sq m / 696 sq ft
 Total = 192.4 sq m / 2070 sq ft
 (Including Garage)



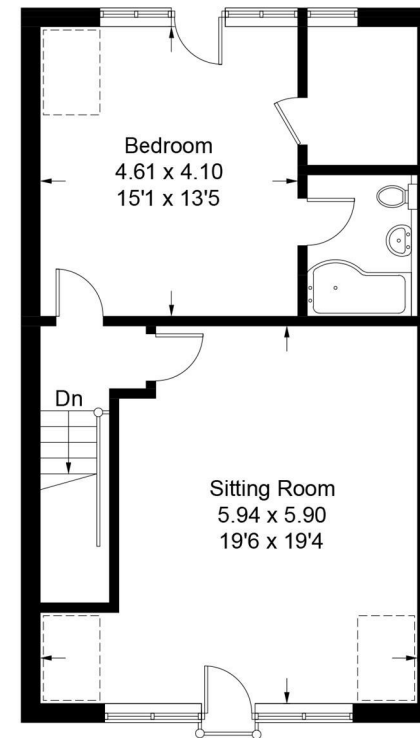
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Outside

Electric gates from Hungate provide secure vehicular access into the block-paved courtyard of this exclusive development. The property has an allocated parking space positioned in front of the integral garage.

The low-maintenance courtyard is enclosed by a combination of walls and railings and is predominantly gravelled, with a pathway leading to the French doors of the Living Dining Kitchen. Feature lighting enhances the courtyard, while a pedestrian gate provides access back towards the front entrance and Cordage Court.

Integral Garage

The integral garage is currently adapted for use as a gym and family storage area. It has an up-and-over door, service door providing access to the accommodation, predominantly laminate flooring and ceiling spotlights.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

COUNCIL TAX: – Tax band: D

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
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