



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE

6 Casablanca Court Main Street, West Ashby, Horncastle. LN9 5PT

BELL

6 Casablanca Court is a two-bedroom, first-floor flat with generous living room, plus breakfast kitchen and bathroom, set to a prominent position in the beautiful village of West Ashby. With one dedicated parking space, the property is on the Southern fringe of the designated Lincolnshire Wolds Area of Outstanding Natural Beauty. Within two miles is the well-served Georgian market town of Horncastle.

NO ONWARD CHAIN!



Old Bank Chambers, Horncastle. LN9 5HY
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www.robert-bell.org

6 Casablanca Court

ACCOMMODATION

Entered up staircase shared with number 5, and through wood door to:

Entrance Hallway with carpeted floor and ceiling light. Open doorway to:

Main Hallway with carpeted floor, ceiling light and power points. Doors to accommodation including:

Living Room having uPVC double glazed windows to front aspect; carpeted floor, electric heater, ceiling light and power points. Door to:

Kitchen having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for under counter washing machine, fridge and freezer, oven, AEG four ring hob beneath Cooke and Lewis extractor canopy, wood effect flooring and power points.

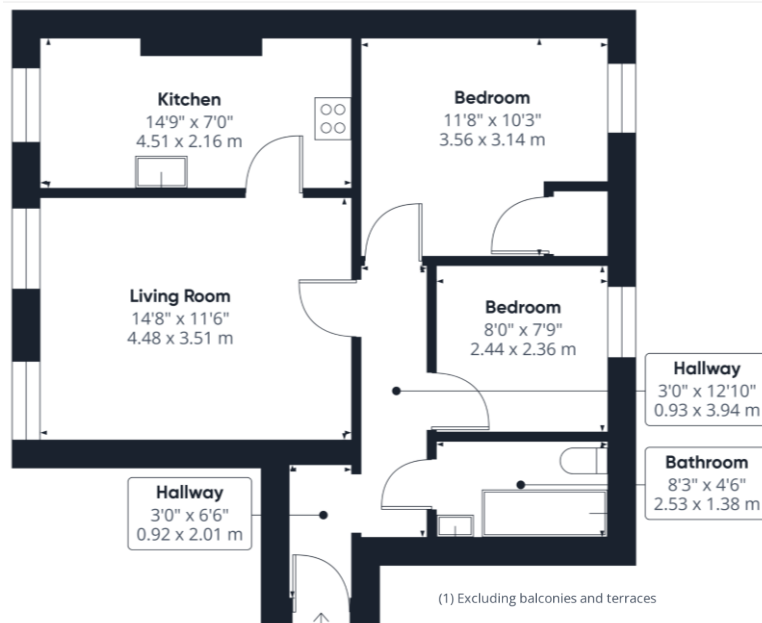
Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, electric heater, built in airing cupboard, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, electric heater, ceiling light and power points.

Bathroom having panel bath with Triton electric shower over, tile surround, wash hand basin set to storage unit and low level WC. Wood effect flooring, heated towel rail and ceiling light.

OUTSIDE

The property benefits from one dedicated off-road parking space.



Approximate total area⁰

555.75 ft²

51.63 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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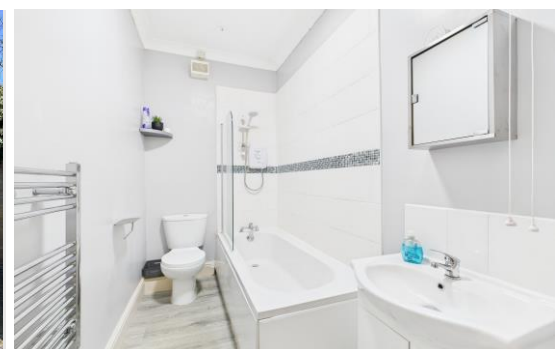
East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D

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 Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
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Website: <http://www.robert-bell.org>

Brochure prepared 20.3.2025



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