

The Sycamores

Riby

MASONS

SINCE 1850



The Sycamores

Caistor Road, Riby, DN37 8NN

Well-presented two-bedroom detached bungalow

Generous plot extending to approximately one-third of an acre

Open views across adjoining farmland towards the Lincolnshire Wolds

Spacious open-plan kitchen and dining area

Generous living room overlooking the gardens

Two double bedrooms, both with en-suite shower rooms

Separate utility room and WC

Ample off-road parking and turning space

Detached single garage

Established gardens with mature trees and planting









Believed to have been constructed between 1967 and 1975, The Sycamores is an individually positioned detached bungalow offering particularly generous single-storey accommodation within an established plot. The property is presented in good order throughout, combining spacious living accommodation with a modern kitchen and well-appointed shower rooms. The layout is particularly practical, with both bedrooms benefiting from their own en-suite facilities, while the generous kitchen and dining area provides an excellent everyday living space. The property further benefits from uPVC double glazing and oil-fired central heating. Its setting is a particular attraction, with mature gardens surrounding the bungalow and an open outlook across neighbouring farmland towards the Lincolnshire Wolds, giving the property an appealing sense of space and connection with the surrounding countryside.



The property is entered through a generous central hallway, which extends through the bungalow and provides access to the principal accommodation. Windows along the hallway allow natural light to filter through, while a separate storage room provides useful additional space.



The main living room is particularly spacious and enjoys excellent natural light from windows overlooking the surrounding gardens. An attractive traditional-style fireplace provides a focal point, complementing the comfortable character of the room. The generous proportions allow ample space for a variety of seating arrangements and occasional furniture, while the broad windows frame pleasant garden views, creating a bright and inviting reception room.









The kitchen and dining area forms another particularly generous part of the home, providing plenty of space for both cooking and informal dining. The kitchen is fitted with an extensive range of cream Shaker-style units complemented by contrasting granite work surfaces, incorporating a substantial peninsula with additional storage and a breakfast-bar seating area. Integrated appliances include a double oven and electric hob with extractor above, while a broad window above the sink provides an attractive outlook across the front garden. Recessed ceiling lighting and tiled flooring continue throughout the space, with ample room for a dining table and additional seating.

A separate utility room provides useful additional space away from the main kitchen, while a separate WC further complements the accommodation.



Both bedrooms are generously proportioned doubles, enjoying pleasant outlooks over the established gardens. The principal bedroom features a contemporary fitted wardrobe with sliding mirrored doors. Its well-appointed en-suite shower room includes a spacious glazed shower enclosure, WC and wash basin set within a modern vanity unit, complemented by neutral wall tiling.

The second bedroom is another comfortable double, offering flexibility for family members or visiting guests, and also enjoys attractive garden views. Its adjoining en-suite is finished in a contemporary style, with a curved glazed shower enclosure, WC and vanity wash basin providing useful storage beneath. Both en-suites feature extensive neutral tiling and modern fittings, creating practical and comfortable facilities for each bedroom.

















The Sycamores occupies a particularly generous and established plot extending to approximately one-third of an acre. A substantial driveway provides ample off-road parking and turning space together with access to the detached single garage.

The gardens extend around the bungalow and are predominantly laid to lawn, interspersed with a variety of mature trees, hedging and established planting which provide an attractive backdrop and a good degree of privacy.

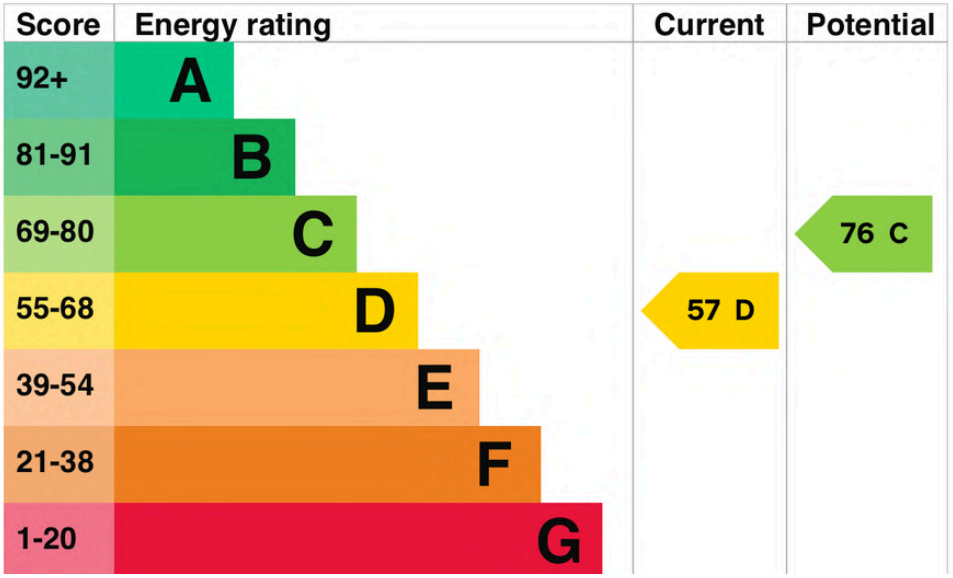
The extensive lawns provide plenty of space for outdoor seating, recreation and further landscaping if desired. A particularly appealing feature is the open aspect across the adjoining farmland, providing far-reaching rural views towards the Lincolnshire Wolds and enhancing the property's peaceful village setting.

The detached single garage provides secure parking and useful storage space, complementing the extensive driveway.









Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains electricity and water while drainage is to a private system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///viewing.heartburn.grips

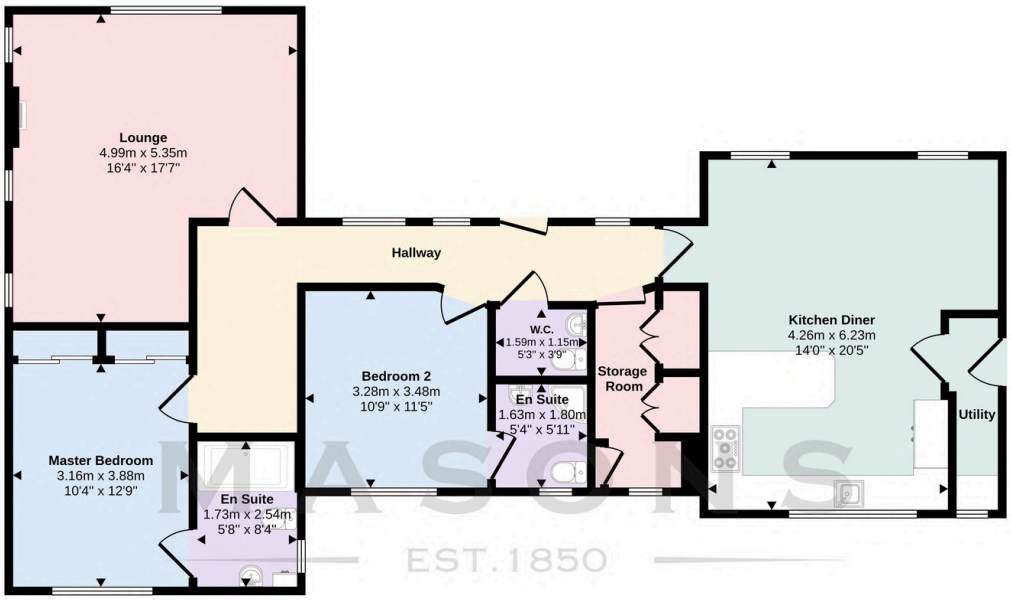
Directions

From Louth, take the A16 northbound towards Grimsby. At Ludborough, join the A18 and continue towards Riby. At the junction with the A1173, turn towards Caistor and continue along Caistor Road, where The Sycamores is situated.

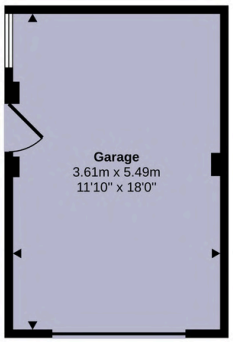
Agent's Note

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

Approx Gross Internal Area
134 sq m / 1444 sq ft



Floorplan
Approx 114 sq m / 1230 sq ft



Garage
Approx 20 sq m / 214 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Riby

On the Edge of the Wolds



Riby is a small and attractive rural village in North East Lincolnshire, pleasantly situated on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Surrounded by open countryside and agricultural landscapes, the village enjoys a peaceful setting with a traditional rural character, appealing to those seeking a quieter pace of life. The surrounding countryside provides excellent opportunities for walking and exploring the picturesque villages and scenic routes of the Lincolnshire Wolds. Despite its rural position, Riby is conveniently situated for access to several nearby towns, including the historic market towns of Caistor and Louth, both offering a variety of independent shops, cafés, restaurants and everyday amenities. The larger centres of Grimsby and Cleethorpes are also within easy driving distance, providing more extensive shopping, leisure and educational facilities, together with access to the coast. Riby therefore combines the appeal of countryside living with convenient connections to the surrounding towns and amenities.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

Vibrant Living in the Wolds



Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.



For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.



Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.

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