



Apeldoorn Lodge

3 Rowan Way | Spalding | Lincolnshire | PE1 1

FINE & COUNTRY

KEY FEATURES



- *A Luxurious, Well-Appointed Bungalow with Mezzanine Floor on a Private Road*
- *Accessibility to Facilities & Amenities with Johnson Hospital Across Pinchbeck Road*
- *Fully Upgraded By Present Owners, Offering Superb Specification Throughout*
- *Entrance Hallway, Reception Room, Dining Room, Kitchen, Garden Room, Utility Room*
- *Four Bedrooms, One Family Bathroom and En Suite to The Principal Bedroom*
- *Mezzanine Floor Provides Space for Additional Reception Room, Study or Bedroom*
- *Highly Attractive, Mature Landscaped Front and Rear Gardens with Patio Terrace*
- *Block Paved Driveway, Off-Road Parking and Detached Double Garage*
- *Total Accommodation Extends to Approximately 2349 Sq.Ft.*



Apeldoorn *Lodge*

Tucked away on a quiet private road on the edge of Spalding, 3 Rowan Way is a beautifully presented bungalow that combines contemporary comfort with classic style. Built in 2000 and thoughtfully upgraded by the current owners, it offers generous, flexible accommodation, light-filled living spaces and landscaped gardens that enjoy the best of the afternoon sun.

Approached through a private drive, the property has an attractive façade framed by shaped planting and a neatly designed front garden. The current owners, both keen gardeners, have created a smart layout of bays, box and seasonal colour that brings structure and charm all year round. Past the double garage and ample parking, the centrally set front door opens to an interior that immediately feels calm, elegant and welcoming.





Inside, the layout is arranged for easy, predominantly lateral living, with a natural sense of flow between rooms and a strong connection to the outside. Every main room along the rear elevation opens directly to the garden, filling the home with light and allowing the outside space to be enjoyed from morning to evening. Even the utility room has its own separate door to the garden, perfect after dog walks or outdoor jobs, so boots and paws can be cleaned up without coming through the house.

At the heart of the home is a superb open-plan kitchen and garden room, reconfigured and extended by the current owners about four years ago. The two areas connect seamlessly, yet each has its own atmosphere. The kitchen has been designed with both form and function in mind, fitted with high-quality appliances and space for an Aga. There is a Miele steam oven, a full-height Neff larder fridge, a wine cooler beneath the central island and two Bosch dishwashers set either side of the sink for convenience. The finishes are refined and timeless, giving the space a sense of warmth and quality that suits both everyday living and entertaining.





A notable feature of the property is the high-quality Italian Travertine flooring throughout the hallway, kitchen, and garden room, creating a seamless flow and sense of connection between the spaces.

The adjoining garden room is where the owners spend much of their time. It is a light-filled extension with solar-powered rooflights that open at the touch of a button and close automatically if it rains. Matching pendant lights echo those in the kitchen, while wide doors open to the garden so that in the warmer months the whole space can be enjoyed as one. This is very much the social heart of the home, perfect for relaxed suppers or quiet mornings looking out to the lawn and planting beyond.

A formal dining room provides a more traditional setting for entertaining, while the main reception room offers space to unwind in comfort. Here, a stylish gas-effect log burner brings both warmth and atmosphere, and French doors open to the garden, letting in plenty of light. The interiors are well considered, combining practicality with understated elegance.





There are four bedrooms in total, offering flexibility for different lifestyles. The principal bedroom, fitted with bespoke Hammonds furniture from John Lewis, has an en suite shower room and views over the rear garden.

Another bedroom is used as a study, while a further one serves as a snug, demonstrating the ease with which the accommodation can adapt. Above, a mezzanine level adds an extra dimension to the layout, currently arranged as a sitting area but equally suitable as a studio, home office or occasional guest room.



Apeldoorn Lodge



The family bathroom has been entirely refitted by the current owners to create a luxurious retreat. Its centrepiece is a sculptural stone bath imported from Milan, supplied by a specialist Italian manufacturer, with complementary fittings and a soft palette of grey and green tones. It is a serene and elegant space that reflects the same attention to detail seen throughout the property.

The utility room is both practical and stylish, fitted with full-height Smeg fridge and freezer units to provide additional storage. Adjoining the utility room is a well-placed cloakroom, conveniently accessible from the main living areas. Elsewhere, double-glazed windows ensure comfort and efficiency, and plantation shutters at the front combine privacy with character. Throughout, the quality of materials and craftsmanship is evident, from the flooring to the lighting and the joinery.



Outside, the gardens have been carefully planted to provide beauty with ease of maintenance. The west-facing rear garden is enclosed and private, with lawns, shrubs and established trees creating structure and colour. A paved terrace outside the sitting room provides space for dining or relaxing, shaded when required by an electric canopy that extends at the touch of a button. The garden has proved perfect for entertaining, as the owners discovered when they hosted a memorable 70th birthday celebration here, one area set up for food under the canopy and another arranged for seating. It is a space that lends itself effortlessly to both quiet enjoyment and social gatherings.



Apeldoorn
Lodge





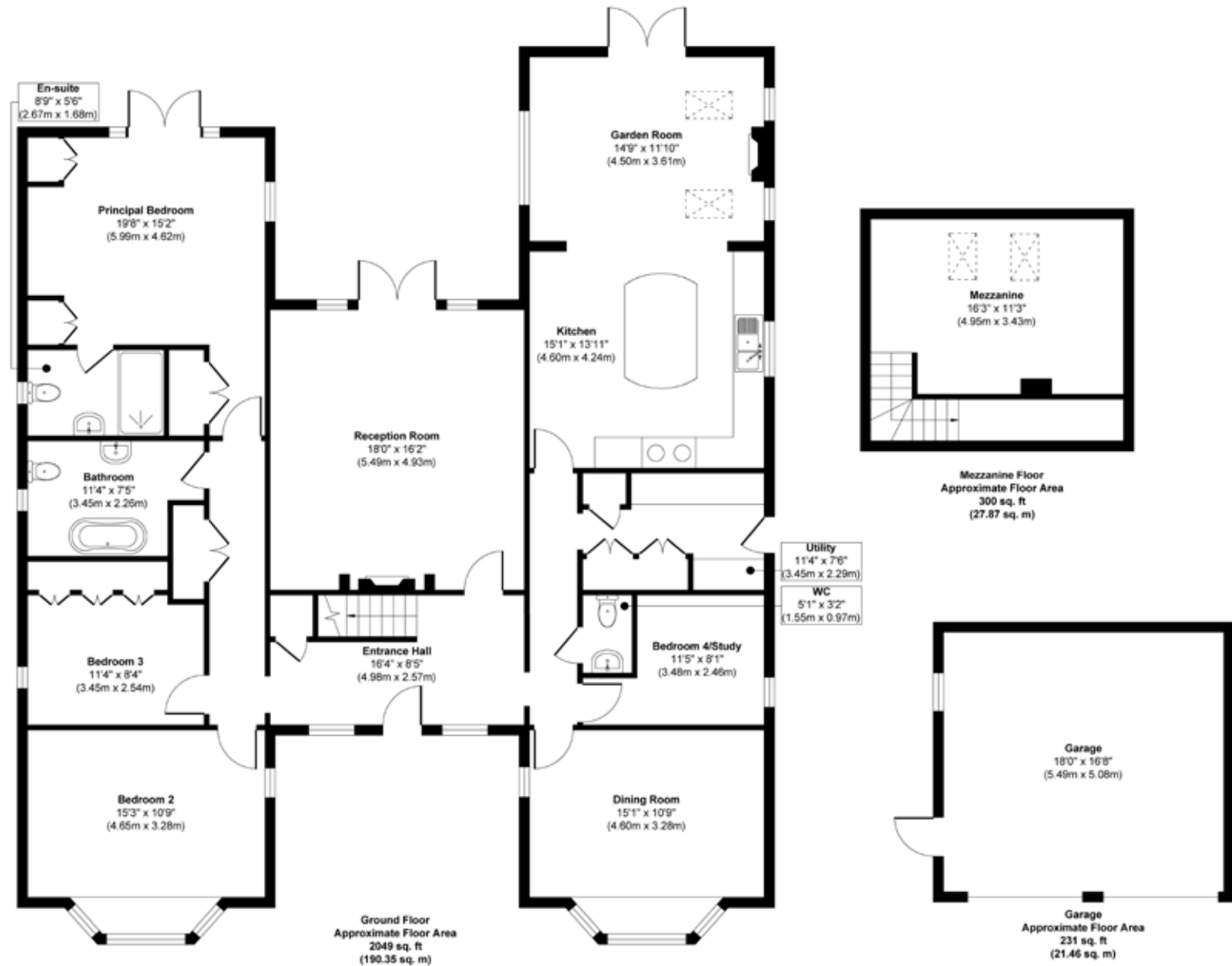
Apeldoorn *Lodge*



Parking is also well catered for, with a double garage featuring electrically operated doors and an internal EV charging point for added modern convenience. Additional parking is available on the paved driveway outside the garage.

The location offers excellent convenience, combining privacy with access to all that Spalding has to offer. The Johnson Community Hospital is a short walk away, and there are bus stops nearby with routes to King's Lynn, Boston and Peterborough. The town centre, with its shops, cafés and restaurants, is within easy reach, while Vernatts Nature Reserve provide lovely walks just minutes from the front door.

Spalding's schools, including Spalding Grammar, Spalding High and Ayscoughfee Hall School, are all within easy reach, as are leisure and cultural amenities such as the South Holland Centre, sports clubs, a swimming pool and Springfields Shopping Centre. The town is well connected by road via the A16 and A17, with the A1 about half an hour away, and rail links to Peterborough offer fast connections to London King's Cross.



Approx. Gross Internal Floor Area 2349 sq. ft / 218.22 sq. m
Garage 231 sq. ft / 21.46 sq. m
Total 2580 sq. ft / 239.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: F

DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Rutland Country Properties. Registered in England and Wales No. 11897195
Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE
Copyright © 2025 Fine & Country Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.





Fine & Country
Tel: +44 (0) 1572 335 145
stamford@fineandcountry.com
The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

F&C
fineandcountry.com™