



Apeldorn Lodge, 3 Rowan Way
Spalding, Lincolnshire, PE11 1GF

£625,000

4 Bedroom Bungalow

- Freehold
- Exceptional detached bungalow situated on the outskirts of Spalding, Offering over 2,700sqft of versatile accommodation four bedrooms and a mezzanine level
- Stunning open-plan kitchen and garden room, remodelled and extended approximately four years ago, featuring premium integrated appliances, central island and solar-powered rooflights, beautifully landscaped west-facing gardens
- Spacious principal reception room with gas-effect log burner and French doors to the garden, complemented by a separate formal dining room ideal for entertaining
- Luxurious principal bedroom with bespoke fitted furniture and en-suite shower room
- High-quality finishes throughout including Italian Travertine flooring, plantation shutters, double glazing and a well-equipped utility room with additional Smeg refrigeration.
- Beautifully refitted family bathroom featuring a bespoke Italian stone bath imported from Milan
- EPC Rating - C, Council Tax Band - F



Click here to access the Energy Performance Certificate for Apeldorn Lodge, 3 Rowan Way, Spalding, Lincolnshire PE11 1GF

Overview

Tucked away on the edge of Spalding, 3 Rowan Way is an exceptional detached bungalow that combines elegant contemporary living with beautifully landscaped surroundings. Thoughtfully enhanced and meticulously maintained by the current owners, this substantial home offers an impressive balance of space, comfort and versatility, all arranged around a wonderfully light-filled layout that enjoys a seamless connection with its gardens.

The property immediately conveys a sense of exclusivity and tranquillity. A broad frontage framed by carefully shaped planting, manicured lawns and seasonal colour creates an attractive first impression, reflecting the care and attention that has been invested throughout the home. The owners, have designed the front garden to provide year-round interest, blending structure and softness through established shrubs, box hedging and ornamental planting.



A generous driveway provides ample parking and leads to the double garage, while the centrally positioned entrance door opens into a welcoming reception hall that sets the tone for the accommodation beyond. Light, space and quality are evident from the moment you step inside. The home has been designed around effortless single-storey living, with a flowing layout that allows each principal room to enjoy views of and access to the rear garden. Natural light floods through the property, creating bright and inviting interiors that change beautifully with the seasons. At the heart of the home lies a stunning open-plan kitchen and garden room, comprehensively remodelled and extended by the current owners. This impressive space has become the focal point of everyday life and entertaining, bringing together high-quality craftsmanship, modern convenience and a wonderful connection to the outdoors. The kitchen has been thoughtfully designed to combine practicality with timeless style. The bespoke design provides excellent storage, while a central island creates a natural gathering place for family and guests. A range of premium integrated appliances includes a Miele steam oven, full-height Neff larder refrigerator, wine cooler and twin Bosch dishwashers positioned either side of the sink for maximum convenience. There is also dedicated space for an Aga, allowing future owners the flexibility to personalise the space further.



Elegant finishes and carefully chosen materials create a sophisticated yet welcoming atmosphere. Flowing naturally from the kitchen is the striking garden room extension, a wonderfully bright space that captures the changing light throughout the day. Solar-powered roof lanterns provide additional natural illumination and can be opened electronically at the touch of a button, automatically closing when rain is detected. Large glazed doors open directly onto the terrace and gardens beyond, creating a seamless indoor-outdoor lifestyle during the warmer months. Whether enjoying a morning coffee, hosting friends for supper or simply relaxing with views across the lawn, this room offers a particularly special place to spend time. Adding further continuity and quality to the living spaces is the extensive use of beautiful Italian Travertine flooring throughout the reception hall, kitchen and garden room. The natural stone creates a sense of elegance and cohesion while enhancing the flow between the various areas of the home. For more formal occasions, a separate dining room provides an ideal setting for entertaining, while the principal sitting room offers a warm and comfortable retreat. French doors frame views of the garden and allow further access outside, while a stylish gas-effect log burner creates an attractive focal point and provides a cosy atmosphere during the cooler months. The bedroom accommodation is both generous and flexible. The principal suite enjoys lovely views over the rear garden and benefits from a well-appointed en-suite shower room. Bespoke Hammonds fitted furniture, supplied through John Lewis, provides extensive storage while maintaining a clean and elegant aesthetic, further additional bedrooms offer versatility to suit a variety of lifestyles. Currently, one is arranged as a home office and another as a snug, demonstrating how easily the accommodation can adapt to changing needs, whether for family living, hobbies or guest accommodation.



A particularly unique feature of the property is the mezzanine level, which introduces an additional dimension to the home. Currently used as a relaxing sitting area, it offers tremendous flexibility and could equally serve as a creative studio, home office, library or occasional guest space. The family bathroom has been completely transformed by the current owners into a luxurious sanctuary. Its centrepiece is a striking sculptural stone bath sourced from Milan and supplied by a specialist Italian manufacturer, complemented by high-quality fittings and a carefully curated palette of muted greys and soft greens, the room evokes the feel of a boutique spa and provides a wonderfully calming environment in which to unwind. The utility room is exceptionally well-equipped, featuring full-height Smeg fridge and freezer units that provide substantial additional storage capacity and houses a water softener. With direct access to the garden, it is perfectly positioned for everyday family life, gardening enthusiasts or dog owners returning from countryside walks. Adjacent to the utility room is a conveniently located cloakroom.

Throughout the property, double glazing contributes to comfort and energy efficiency, while plantation shutters to the front elevation provide privacy and character. Every detail, from the quality of the flooring and lighting to the bespoke joinery and carefully selected fixtures, reflects the high standard of presentation that defines the home.



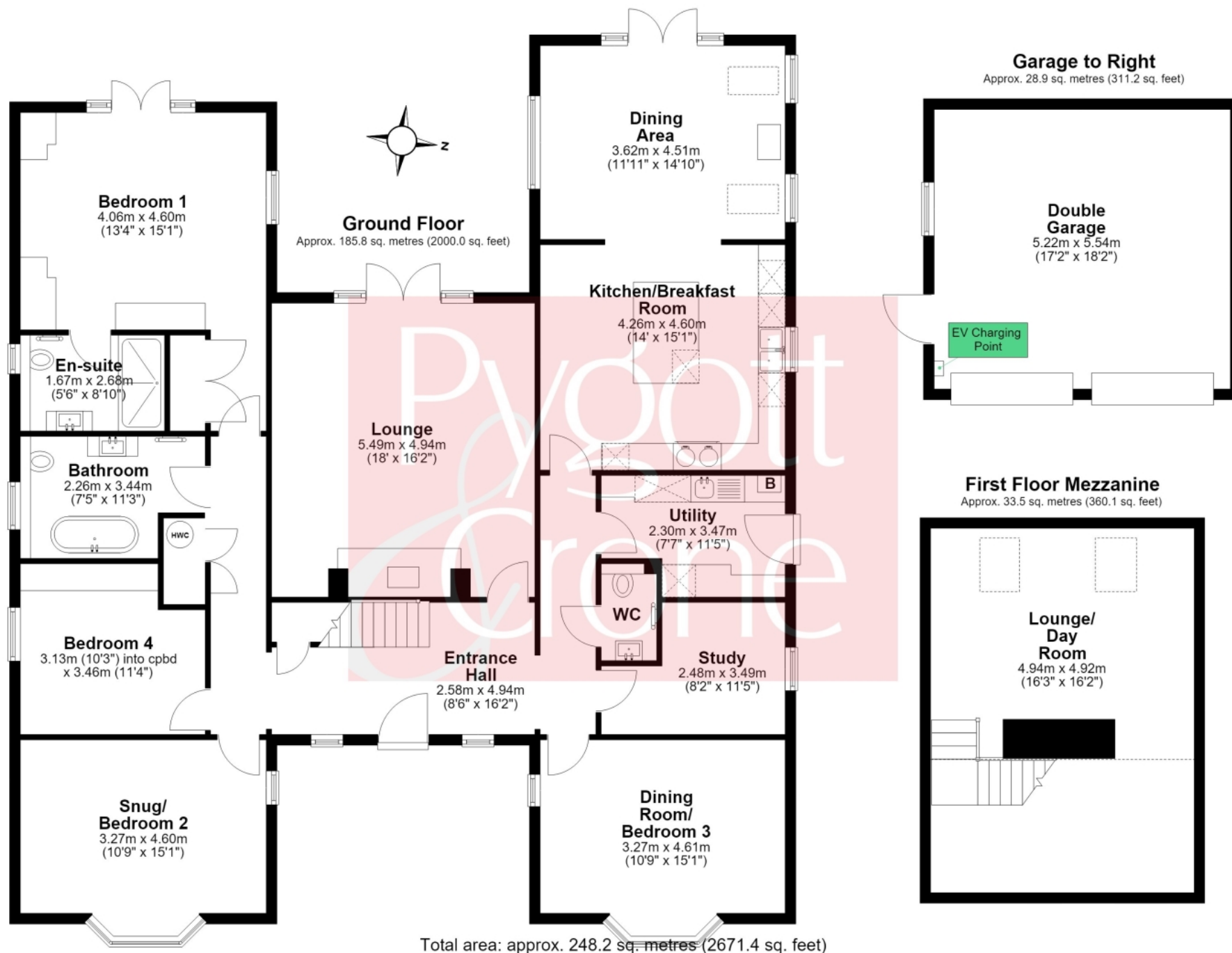
Outside, the rear garden is a true highlight. Enjoying a desirable west-facing orientation, it has been thoughtfully landscaped to create a private and easily maintained outdoor sanctuary. Sweeping lawns are framed by mature trees, established shrubs and carefully planned planting schemes that provide colour, texture and seasonal interest throughout the year. A paved terrace extends from the rear of the house, creating the perfect setting for al fresco dining, summer entertaining or simply enjoying the afternoon and evening sunshine. An electrically operated canopy provides welcome shade when required, allowing the space to be enjoyed in comfort throughout the seasons. The garden has hosted many memorable gatherings over the years, including a landmark family celebration, and offers a setting equally suited to intimate evenings or larger social occasions.



Completing the property is the substantial double garage, fitted with electrically operated doors and benefitting from an internal electric vehicle charging point, reflecting the home's blend of timeless style and modern convenience. Additional parking is available on the extensive paved driveway. Rarely does a property combine such generous accommodation, thoughtful design, quality finishes and beautifully established gardens in such a peaceful yet accessible setting. Apeldoorn Lodge presents an exceptional opportunity to acquire a distinguished home that is equally suited to entertaining, family life and relaxed day-to-day living.







Floor plan created by Matte Black Media.
Plan produced using PlanUp.



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