



Unit 38, 26, Charles Dyer Close, Melton Mowbray  
£230,000

 **NEWTON FALLOWELL**

## Unit 38, 26, Charles Dyer Close

### Melton Mowbray

Parking Arrangements: Allocated Parking

Windows: Double Glazed

Heating: Electric Radiators and P.I.V Clean Air Ventilation System

Vendors Position: No Upward Chain

Garden Orientation: East Facing Rear

EPC Rating: TBC

Council Tax Band: TBC

Total Living Space: Approx 705 sq ft

Originally constructed in 1837 and forming part of Melton Mowbray's architectural heritage, the former hospital at St. Mary's Place has been carefully and sympathetically redeveloped by Perfecta Assets Limited into an exclusive collection of just eight individually designed executive homes.

This exceptional two-bedroom show home showcases the quality and attention to detail throughout the development, blending period character with refined contemporary living.

#### Ground Floor

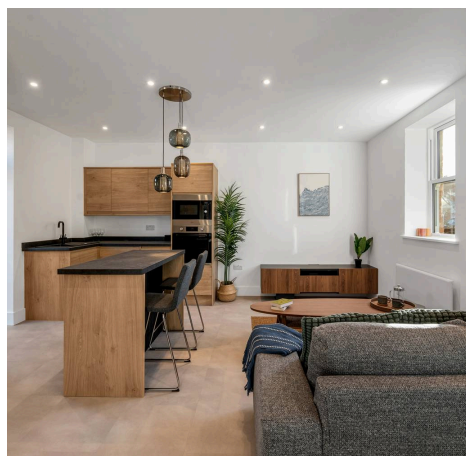
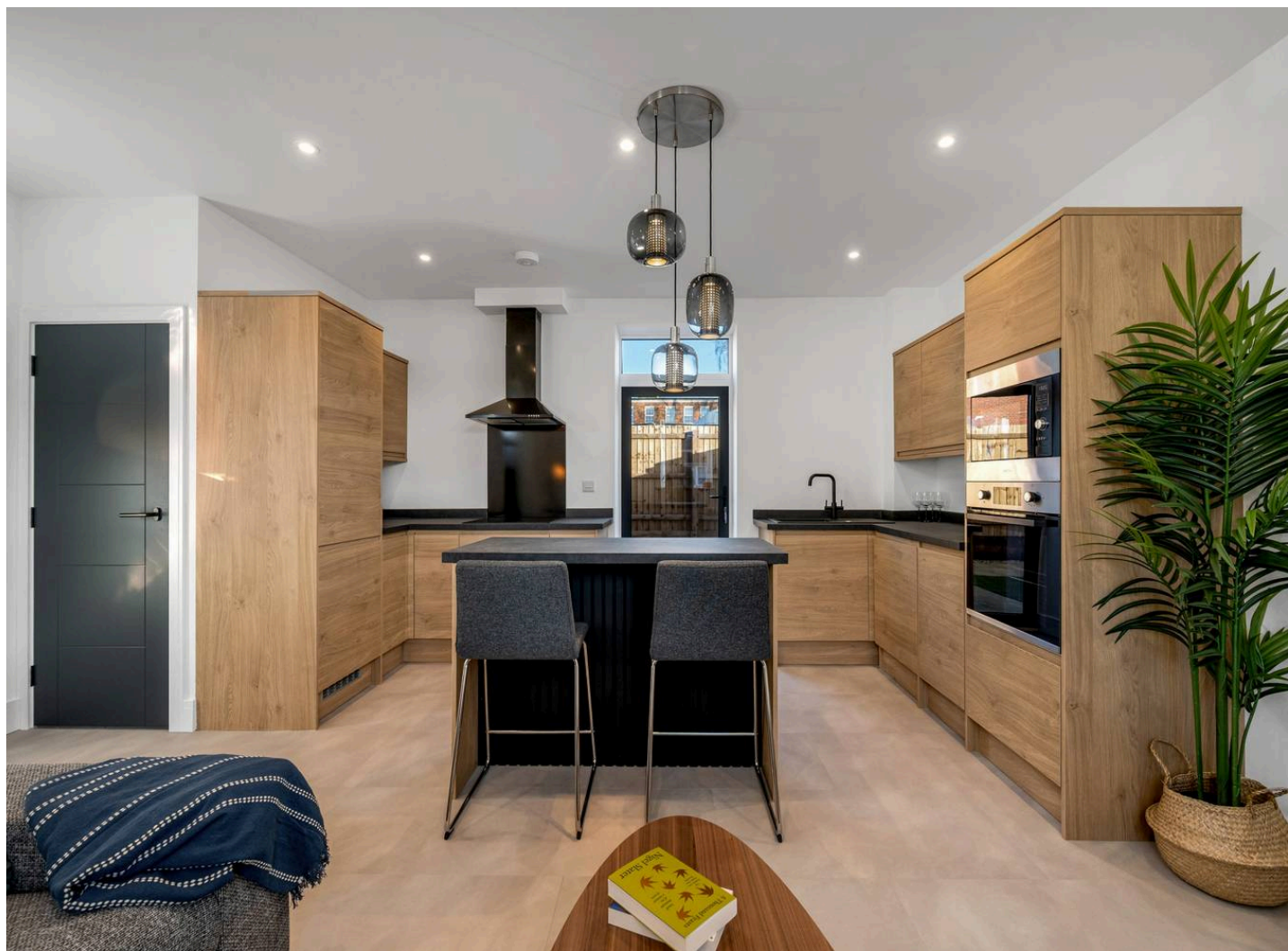
Upon entering the property, you are welcomed into a breathtaking open-plan living space, beautifully proportioned and flooded with natural light. The layout has been thoughtfully designed to create a seamless flow between relaxation and entertaining.

The space leads effortlessly into a stunning open-plan kitchen breakfast room, complete with a central island, ideal for informal dining, hosting guests or modern day-to-day living. Finished to an exquisite standard, the kitchen combines style and practicality with high-quality fittings and contemporary finishes.

A downstairs cloakroom, incorporating useful understairs storage, completes the ground floor accommodation.

#### First Floor

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There are two generous double bedrooms, each offering excellent proportions and character features. The accommodation is served by a beautifully appointed, high-quality bathroom fitted with contemporary sanitary ware and elegant finishes.

### Outside

To the rear, the property benefits from a private garden designed for low-maintenance living, with a generous patio area and lawn. A rear gate provides direct access to two allocated parking spaces, an invaluable feature within this central location.

To the front, a further grassed area complements the building's attractive façade and enhances the setting.

### The Development

Perfecta Assets Limited have approached this conversion with sensitivity and precision, ensuring the historic integrity of this 1837 building has been preserved while delivering the comfort, efficiency and finish expected of a modern executive home.

With only eight unique properties within the development, this represents a rare opportunity to acquire a distinctive home within one of Melton Mowbray's most characterful redevelopments.



**Open Plan Living Area**

17' 5" x 16' 10" (5.30m x 5.13m)

**Kitchen & Breakfast Area**

**Downstairs WC & Storage**

6' 2" x 4' 10" (1.89m x 1.47m)

**First Floor Landing**

**Bedroom One**

12' 9" x 11' 5" (3.88m x 3.47m)

**Bedroom Two**

13' 5" x 8' 9" (4.10m x 2.67m)

**Bathroom**

7' 9" x 7' 4" (2.35m x 2.23m)

**Council Tax Information**

Local Authority: Melton Borough Council Council Tax Band: TBC

Note: The property is newly constructed and a council tax band has not been determined by the Valuation Office Agency.

**Residents Management Company**

The property is liable to pay an annual charge to a Residents Management Company for the maintenance and upkeep of the common areas within the Charles Dyer Close development. We are advised that the current charge is TBC but expected to be in the region of £125 - £150 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.





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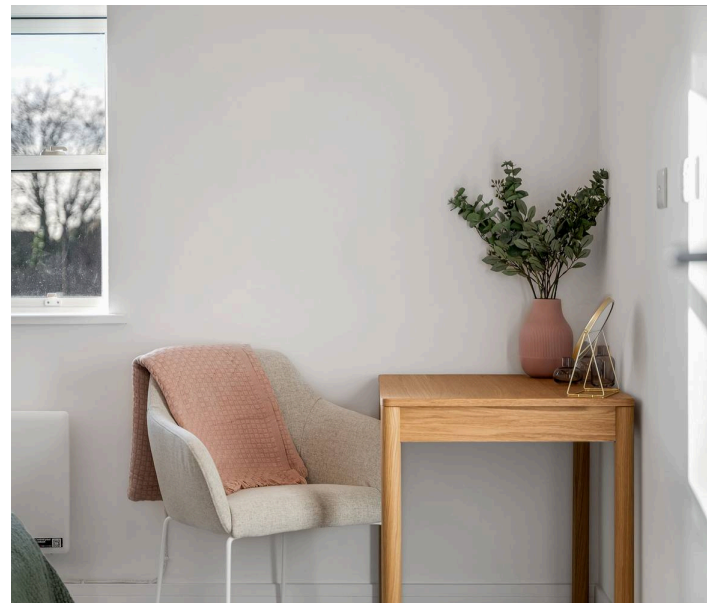
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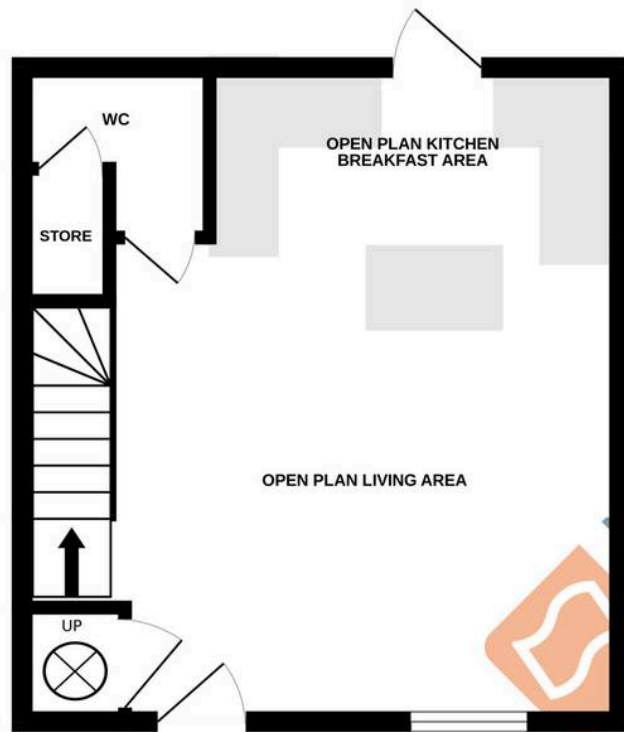
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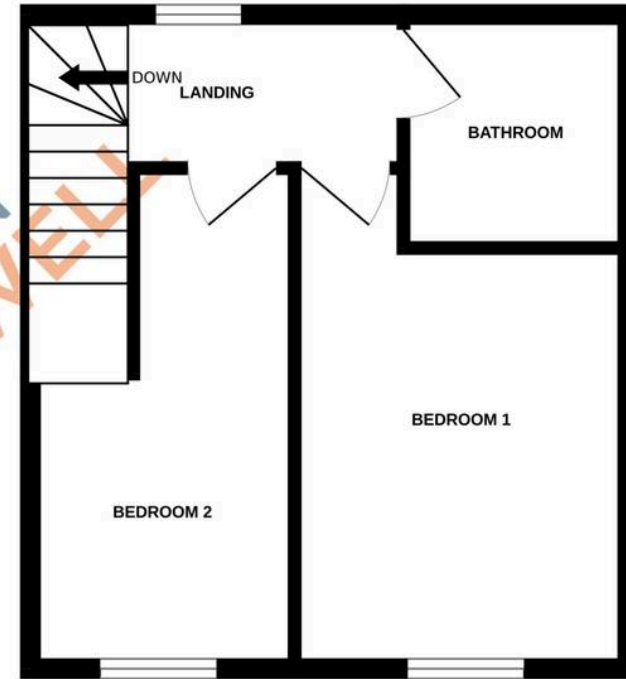
Two Allocated Parking Spaces



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell - Melton Mowbray

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