

36 Trafalgar Road, , Kettering NN16 8DA

Asking Price £399,950

Charming Period Townhouse with Character Space and Parking

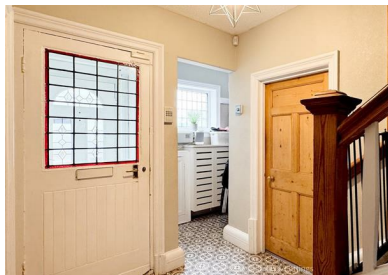
Discover this exceptional 5/6-bedroom Victorian townhouse, just moments from the town centre. Spanning three spacious floors, this elegant home blends period charm with modern comfort and offers off-road parking with potential garage space (outline planning previously granted).

Inside, you'll find beautifully preserved character features such as ornate woodwork, stripped pine doors, and classic coving. The generously sized living areas include a double aspect lounge, formal dining room, and a fabulous kitchen/breakfast room with appliances, vaulted ceiling and skylight. Additional highlights include a luxury bathroom with a roll-top bath, en suite shower, utility/WC, and a large outbuilding/workshop.

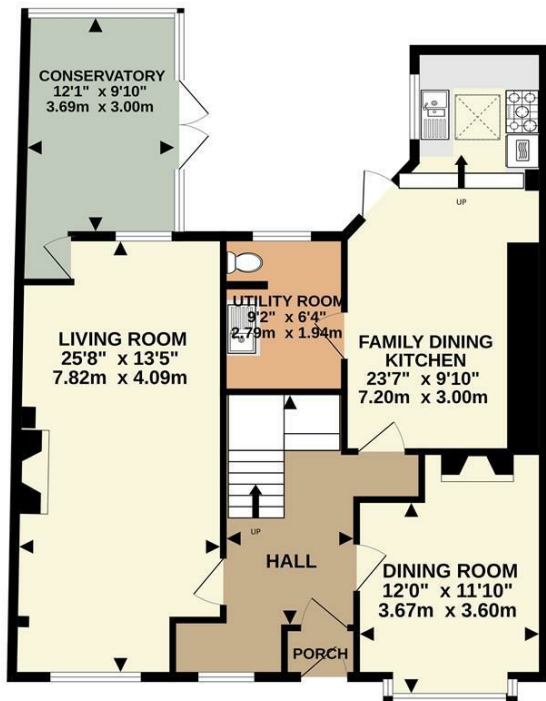
Located in a permit-parking area, this home is perfectly positioned for convenient access to major routes, with London St Pancras under an hour away. Don't miss out—call today to arrange your viewing!

Tenure: Freehold
Energy Rating: D
Council Tax Band: C

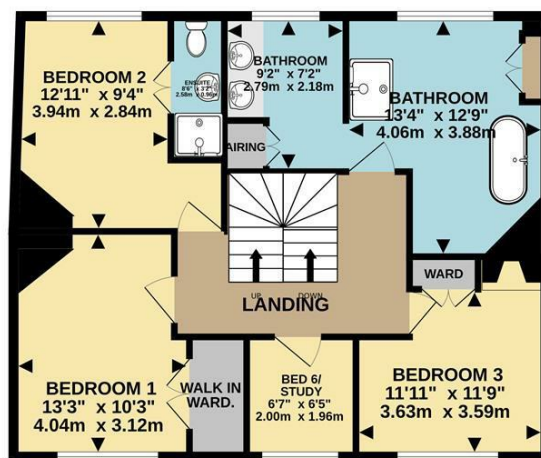
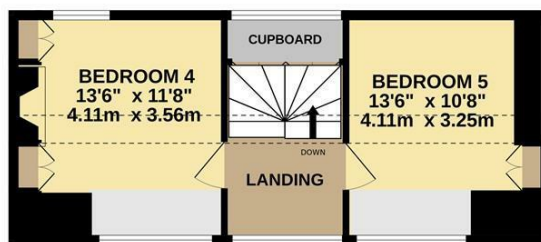
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2ND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.

TOTAL FLOOR AREA : 2140 sq.ft. (198.8 sq.m.) approx.

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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- Substantial 5/6-bedroom Victorian townhouse
- Off-road parking and potential garage space
- Spacious living across three floors with original features
- Family dining kitchen with vaulted ceiling and skylight
- Large bathroom with roll-top bath, separate shower. En suite shower
- Prime location near town centre and mainline transport links

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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