



## 29 Stubbing Road, Grangewood, Chesterfield, S40 2HP

- NO UPWARD CHAIN
- SPACIOUS LOUNGE DINER
- GARDENS FRONT AND REAR
- EXTERNAL WALL INSULATION
- GREAT FIRST HOME
- THREE GOOD SIZED BEDROOMS
- EASY ON STREET PARKING
- BRAND NEW BOILER

**Offers In The Region Of £140,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

## No Chain – Modernised Three Bedroom Semi-Detached Home in Grangewood

Located in a quiet cul-de-sac on the sought-after south-westerly side of Chesterfield, this well-presented three bedroom semi-detached house is perfect for first-time buyers or those seeking an affordable family home. Offering easy access to local shops, excellent bus links, and the stunning Peak District beyond, this property combines convenience with comfort.

Having been modernised by the current owner, the accommodation is ready to move into and briefly comprises: a spacious lounge diner ideal for both relaxing and entertaining, a fitted kitchen, a bright conservatory offering extra living space, and a convenient ground floor WC.

Upstairs, you'll find three generously sized bedrooms and a stylish three-piece suite bathroom.

The property benefits from gas central heating (new boiler installed April 2026) and uPVC double glazing throughout. As the house is wrapped in external wall insulation it is a dry and warm home, that keeps heat in.

Electrics partially upgraded, which included a new consumer unit.

Outside, there is a lawned front garden, while the enclosed rear garden features a lawn and pebbled area—perfect for outdoor dining or play. Easy on-street parking is available on quiet cul-de-sacs at the front and rear.

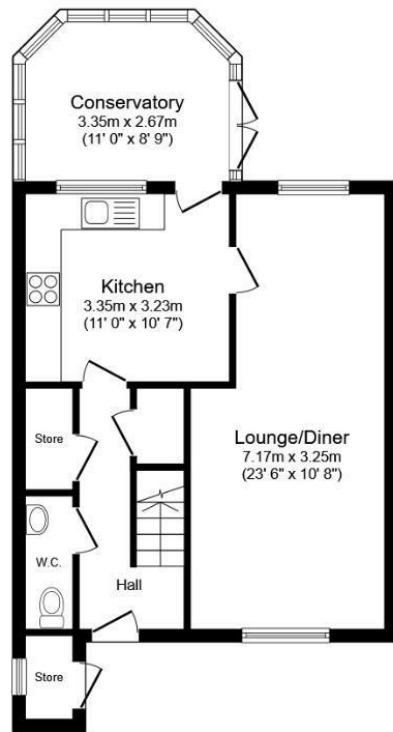
Offered with no onward chain, this is a fantastic opportunity to secure a home in a popular residential area with excellent amenities and countryside just moments away. Call Hunters now!

**FREEHOLD | TAX BAND A | EPC RATING C**

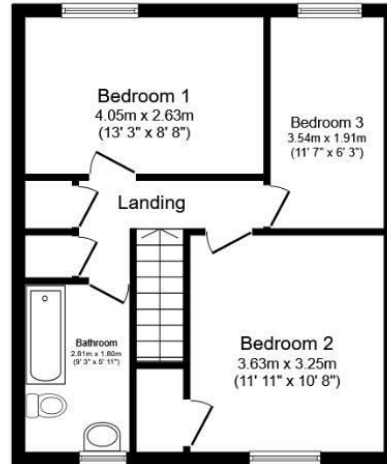
The house had external wall insulation installed under the council's improvement programme in 2013 and has been extremely warm and dry ever since.







**Ground Floor**  
Floor area 54.3 sq.m. (584 sq.ft.)



**First Floor**  
Floor area 43.7 sq.m. (470 sq.ft.)

Total floor area: 98.0 sq.m. (1,054 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
[Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>