

“ —

The MODERN
agent with
TRADITIONAL
values

— ”



LESLEY
GREAVES
estate & letting agents



“ —

Thank you for the opportunity to complete this valuation for you. We appreciate the chance to provide our expertise and support as you explore your next steps.

This booklet includes a detailed overview of current market conditions along with our professional assessment. We hope you find the information helpful and easy to understand.

If you have any questions after reviewing the material, please don't hesitate to get in touch.

We're here to help and look forward to assisting you further.

— ”



“ —
ABOUT LESLEY
GREAVES ESTATE
AGENTS | ”

The MODERN Agent With TRADITIONAL Values!

At Lesley Greaves, we believe that great service never goes out of style!

Blending Modern Technology With Genuine, Personal Service.

While we embrace the latest technology to promote your property across as many platforms as possible, it's our personal touch that truly sets us apart.

Whether you're a first-time buyer, a seasoned mover, or selling your much-loved home, we're here to support you every step of the way.

A smarter, more personal way to move.

The way people search for homes has changed—most begin their journey online. That's why we use modern, digital-first marketing to showcase your property at its very best, including promotion across multiple social media platforms. But we also understand the value of personal connection. Our centrally located office is open to welcome you in—real people, ready to listen, advise, and guide you every step of the way.

Since opening our doors in 2006, we've stayed focused on what matters most:
Our Clients!

We've built lasting relationships on a foundation of trust, honesty, and results. From your first enquiry to the day you receive your keys—and beyond.

We're here to make your move as smooth, informed, and stress-free as possible.

“AWARD
WINNING
SERVICE”



Our sales fee offers you full comprehensive marketing to include:

- No sale, no fee*
- Free EPC*
- Drone
- Walk through tours
- Free floor plan
- Social media coverage – Facebook, Twitter and Instagram
- Accompanied viewing service
- Quality professional photos
- Regular marketing updates, feedback & advice throughout
- Proactive, incentivised & fully trained staff
- Members of The Property Ombudsman
- State of the art telephone system means we will never miss a call
- Comprehensive service tailored around you and your personal requirements
- Advertising on Rightmove, Zoopla, Prime Location, OnTheMarket, Country Life and our own interactive website Lesley Greaves
- Winners of multiple awards
- Excellent local knowledge with global coverage

Should you withdraw within our fixed term period there will be a withdrawal cost of £120.00 Inc VAT*

“ GET 'ON BOARD' WITH OUR FOR SALE BOARDS ”

Let Your Property Stand Out from the Crowd

Make a lasting first impression with our premium
'For Sale' boards,

Our boards are now available in three eye-catching designs.

Whether you prefer modern, classic, or bold branding, our boards are crafted to be both stylish and highly visible, helping attract attention from the moment your property hits the market.



LESLEY
GREAVES
estate & letting agents

“PROFESSIONAL PHOTOS”

Why Use Professional Photos to Sell Your Home?

In today's digital marketplace, your home's first impression is almost always online.

So high-quality photography is essential.

Here's why:

- More Views, More Interest
- Professional photos capture attention, leading to more clicks, more enquiries, and more viewings.
- Sell Faster
- Homes with high-quality images typically spend less time on the market by making a stronger impact right away.
- Get Higher Offers
- Great presentation increases perceived value, often encouraging buyers to offer more.
- Stand out from the Competition
- Sharp, well-lit images help your property shine in crowded online listings, leaving a lasting impression.
- Highlight Your Home's Best Features



We know how to frame, light, and showcase what makes your home truly special.

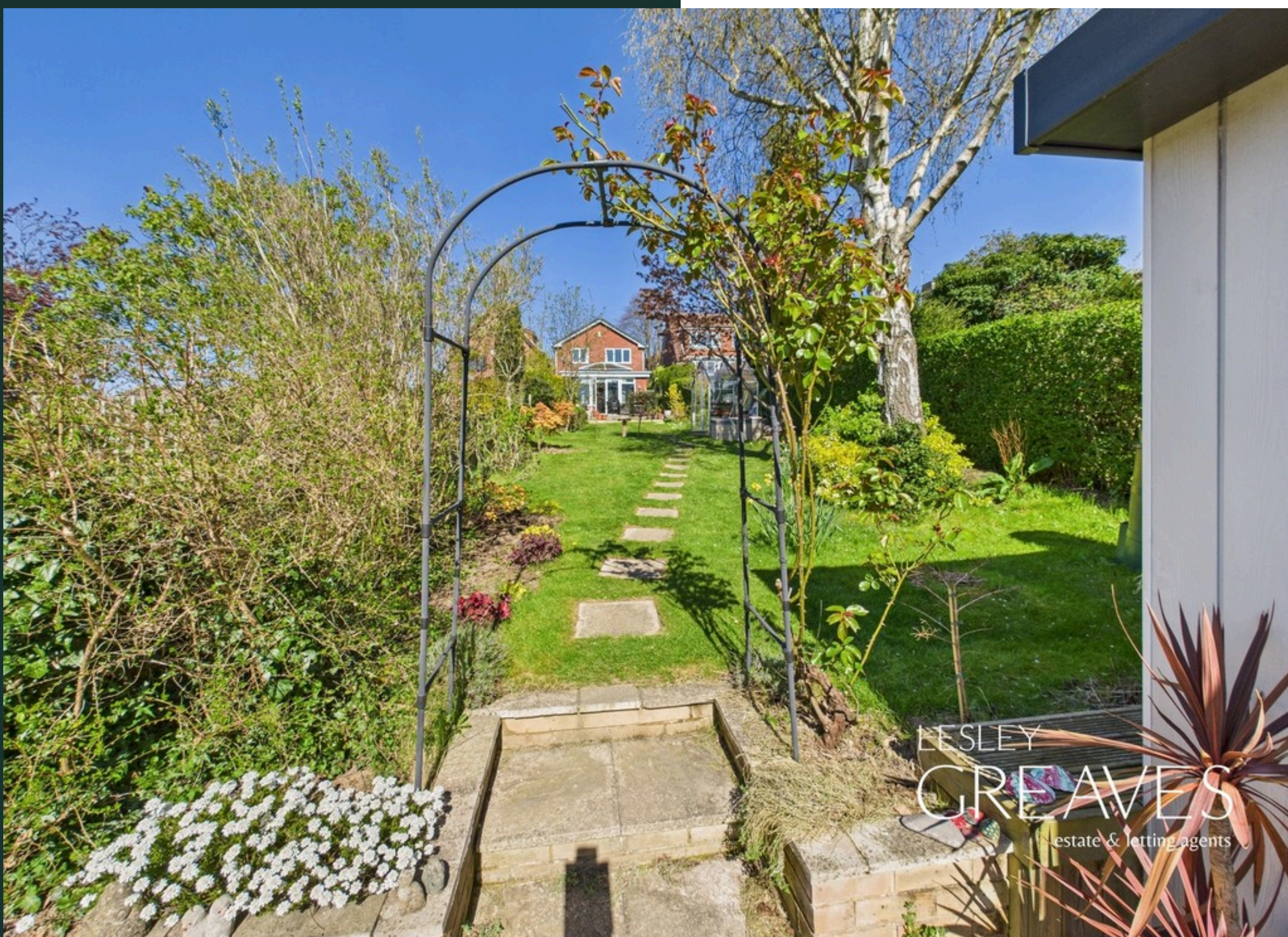
Build Buyer Confidence

Clean, polished photography reflects a well-maintained home, helping buyers feel reassured and inspired to take the next step.

Attract Serious Buyers

High-quality images give buyers a clear sense of what to expect, allowing them to make faster, more confident decisions—saving time for everyone involved.

At Lesley Greaves, we ensure your home is presented at its absolute best—because **first impressions matter.**



“— WALK THROUGH TOURS —”

Benefits of Offering an Online Walk-Through Tour for Your Property

24/7 Open House

Buyers can explore your home anytime, from anywhere—no scheduling needed.

Attract More Serious Buyers

Virtual tours give a clearer sense of layout and space. Only genuinely interested viewers will book in-person visits.

Reach a Wider Audience

Appeals to out-of-town, relocating, or buyers who may not be able to attend viewings in person.

Showcase Flow and Space

A walk-through tour reveals how rooms connect and how the space feels—something static photos can't fully capture.

Stand Out Online

Properties with virtual tours consistently gain more attention on listing sites and social media.

Convenient for Sellers

Fewer interruptions, as viewers who schedule a visit have already taken a virtual tour and are more likely to be serious buyers.



“SOCIAL MEDIA”

Benefits of Social Media for Estate Agents

Increased Visibility – Reach a larger audience beyond traditional property portals.

Faster Property Promotion

New listings can go live and gain attention instantly.

Builds Agent Brand

Consistent content builds trust, credibility, and personal connection with followers.

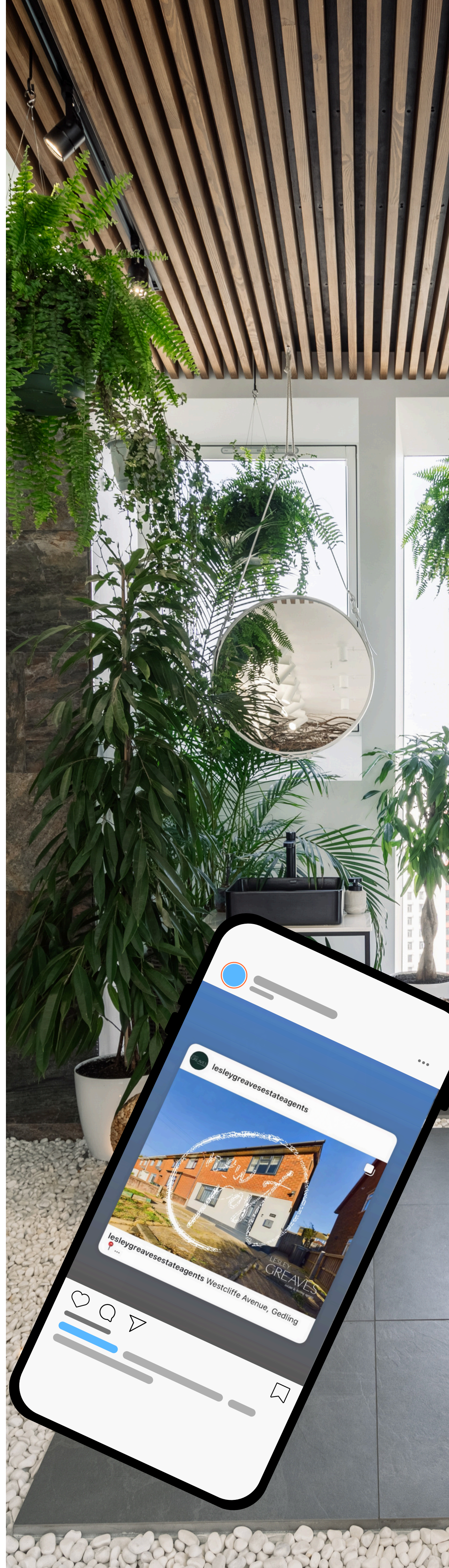
Engages Buyers & Sellers – Interactive posts, stories, and videos boost engagement and generate leads.

People Feel More Connected to Us as Agents

We share our day-to-day office life on social media so our audience can get to know us as individuals. That way, when clients visit to drop off documents like ID, they can already put a face—and a personality—to the voice they've spoken to on the phone.

Your Property Gets Noticed Where It Matters

Our social media posts regularly receive hundreds of views—putting your property in front of a wide, engaged audience. In fact, we've sold multiple homes where the buyer first discovered the property on Facebook or Instagram. It's powerful, **modern marketing that gets real results.**



“I ACCOMPANIED VIEWINGS”

Comprehensive Viewing Services

At Lesley Greaves, we believe that successful sales start with the right first impression.

Our comprehensive viewing service takes the stress out of the process by managing every detail—from scheduling and hosting viewings to presenting your home at its best.

We ensure each viewing is professionally conducted, highlighting your property’s key features and engaging buyers effectively.

After each visit, we collect honest feedback and share it with you, giving valuable insight to help guide your sale.

With our expert team handling everything, you can feel confident your home is being shown to its full potential—helping you secure the right buyer, faster.





At Lesley Greaves, our commitment to understanding both our clients' needs and the unique characteristics of each property sets us apart in the industry.

Let us help you achieve your property goals with a service that's tailored to you.

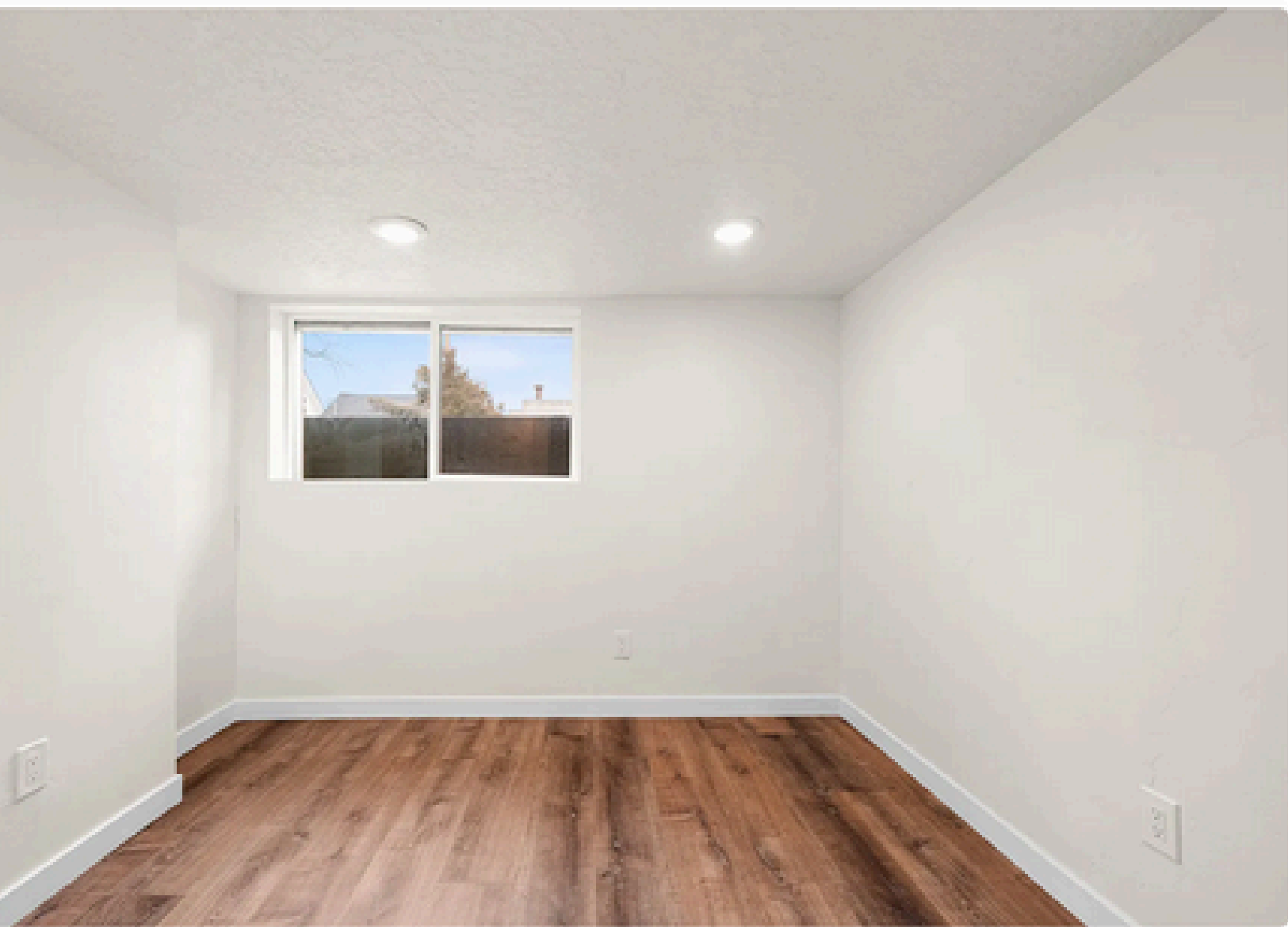
Meet Lisa – Your Viewing Expert

When it comes to showcasing your home, Lisa is your go-to professional. With a warm, approachable manner and a keen eye for detail, she ensures every viewing runs smoothly and leaves a lasting impression on potential buyers. From highlighting your property's best features to gathering honest feedback, Lisa takes pride in delivering a personalised, stress-free experience that helps get your home sold.



Lisa Dearbill

“ VIRTUAL STAGING ”



Benefits of Virtual Staging

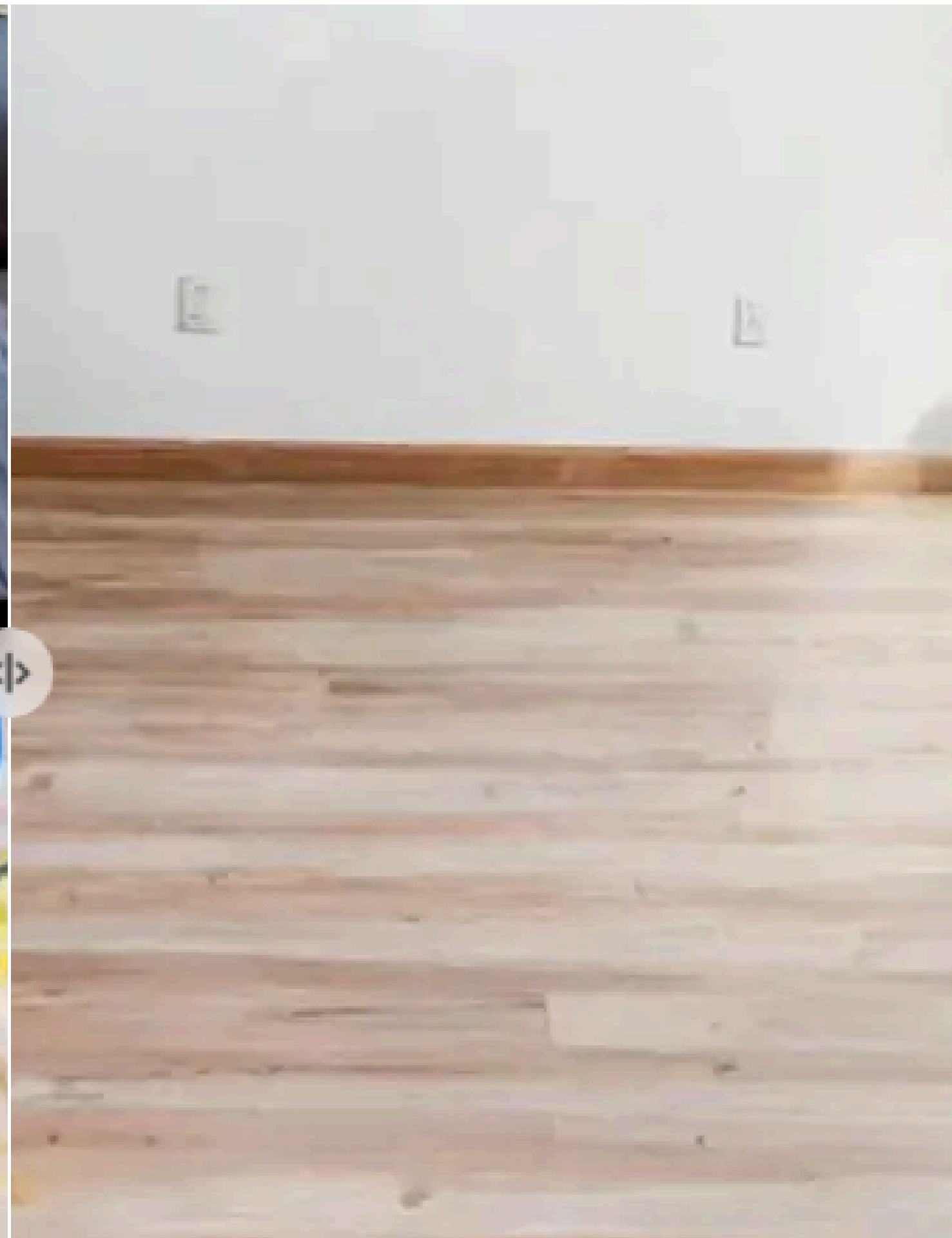
Virtual staging uses cutting-edge technology to quickly transform vacant rooms into beautifully styled spaces.

Based on your chosen room type and design preferences, we generate fully furnished, high-quality images—much faster than traditional staging methods, which can take hours. It’s an efficient, cost-effective way to help buyers visualise your property’s full potential.

“—
|

PHOTO EDITING

—|”



Benefits of Photo Editing

At The Click Of A Button

First impressions matter, and clutter can distract potential buyers from seeing a property's true potential.

With advanced photo editing, we can quickly and seamlessly remove unwanted items from your property images—whether it's bins, wires, personal belongings, or general mess. The result? Clean, clutter-free visuals that present your home in the best possible light.

These polished images help your listing stand out online, attract more attention, and generate greater interest from serious buyers. It's a simple but powerful way to elevate your marketing and make sure every photo leaves a lasting impression.



“MODERN AUCTION”

How It Works

Our modern auction method offers speed, transparency, and security.

Once the contract is signed, completion takes place within 56 days. All bidding is visible, and buyers receive a full Auction Pack in advance to make informed decisions.

A reservation fee or deposit is paid at sale, giving both parties confidence.

Bidding is available online 24/7 for maximum convenience.

Benefits to You

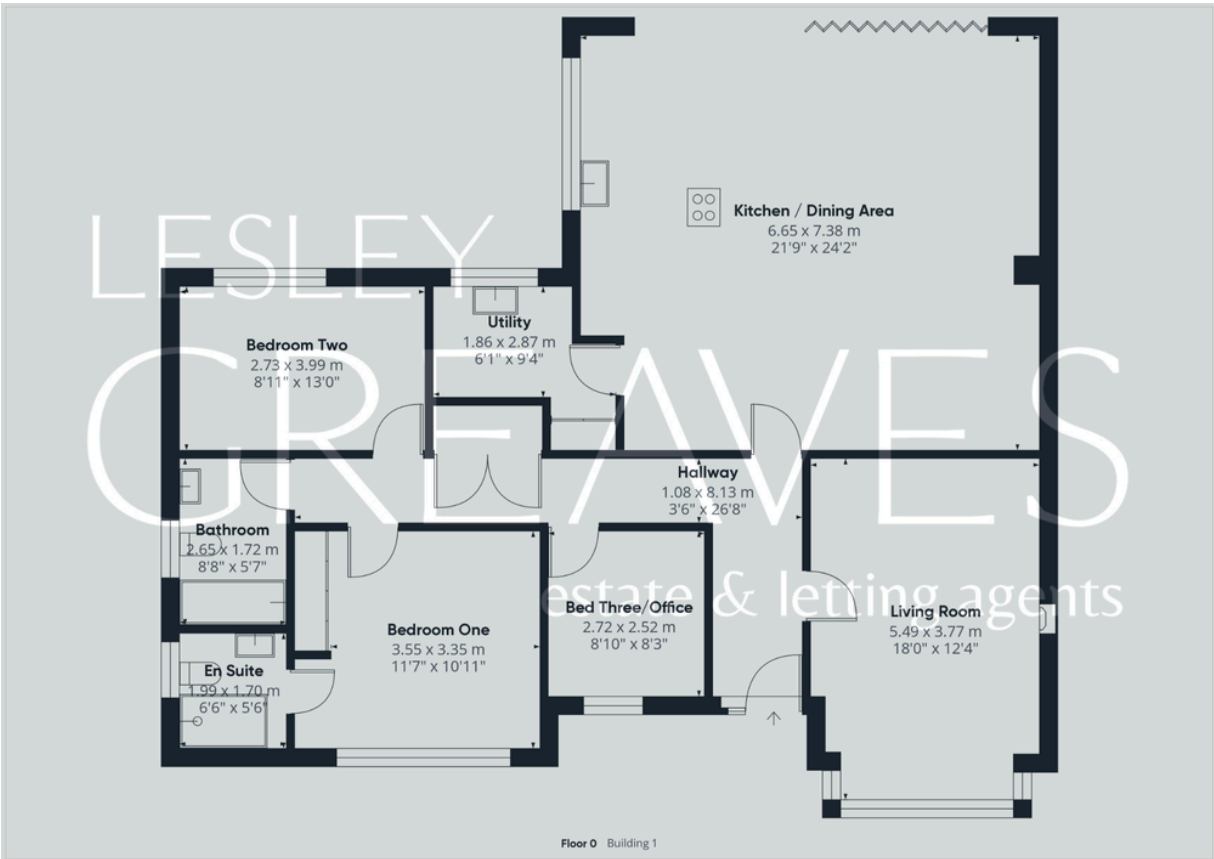
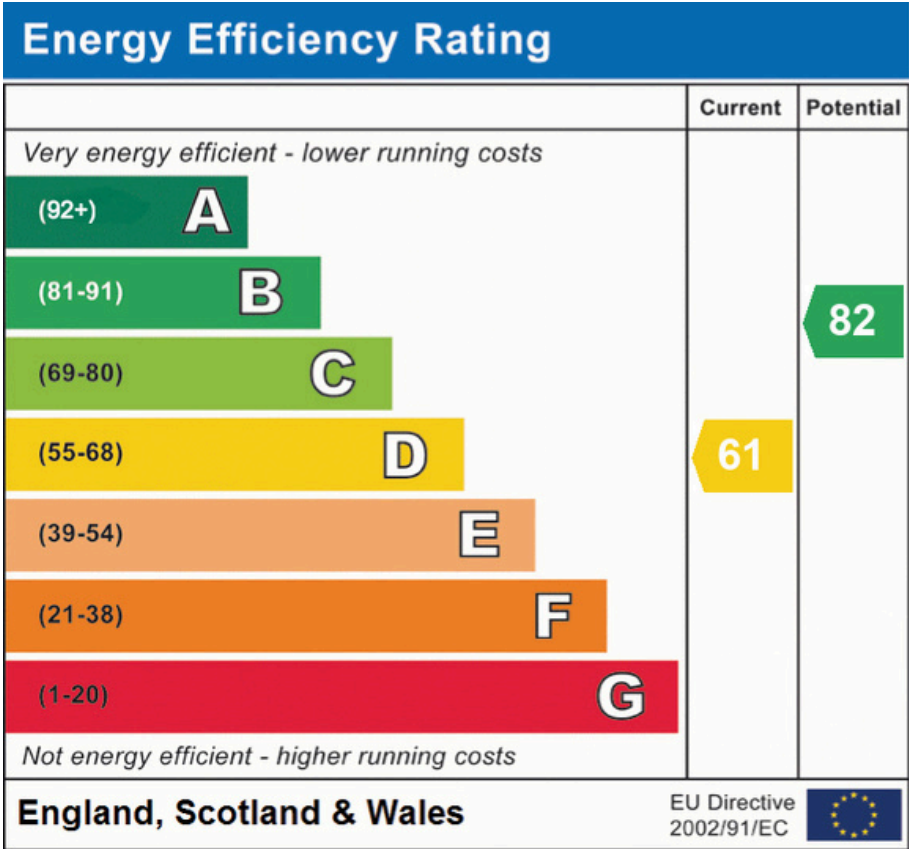
- No cost to you (apart from the Auction Pack)
- Set a reserve price to protect your minimum sale value
- Faster sale—completion in just 56 days
- Serious buyers commit upfront, reducing fall-throughs
- Wider exposure to motivated buyers through online access

“FREE EPC*
& FLOORPLAN”

Free EPC and Floor Plan Included

An Energy Performance Certificate (EPC) is legally required when selling your home and rates your property’s energy efficiency from A to G. We arrange this for you—completely free.* It also includes tips to help reduce energy costs. We also provide a free floor plan, giving buyers a clear view of your property’s layout—an essential in today’s market.

Should you withdraw within our fixed term period there will be a withdrawal cost of 120.00 Inc VAT*



“ — | Drone Photography | — ”



Why Use Drone Photography in Property Marketing?

Aerial photography is a powerful way to showcase the full scale and setting of your property. With high-resolution drone imagery, we can capture sweeping views of gardens, driveways, outbuildings, and the surrounding landscape—all in a single, striking shot.

This unique perspective allows potential buyers to fully appreciate the size, layout, and features of the home, far beyond what standard ground-level photography can provide.





These stunning visuals don't just look impressive—they also help your property stand out in a competitive market. Aerial images add a professional edge to your listing, attracting more attention across online platforms, property portals, brochures, and social media. Beyond the property itself, aerial photography is ideal for highlighting location and lifestyle.



Whether it's a peaceful countryside setting, proximity to local amenities, or a short walk to nearby schools and parks, showcasing the surrounding area gives buyers valuable context and helps them picture life in the home.



In today's market, where visual impact is key, aerial photography is a smart, effective tool to elevate your property marketing—and ensure your home makes a memorable first impression.

“— | WHY OUR CLIENTS LOVE US —”

I had tried other estate agents in the past and didn't really get anywhere, so took the plunge with Lesley Greaves. From the outset they went above and beyond to get our house sold, the advertising and attention to detail was second to none. Couldn't recommend them enough, especially Jade who was only a phone call/email away. Thank you again for all your help x

Burton Joyce, Nottingham

I've just used Lesley Greaves for the second time and both times they were fantastic. Always so helpful, always answer the phone - but they email and text for ease if you prefer too, always positive and nice to chat to, and completely invaluable in helping to push the sale through. I honestly can't recommend them enough, absolutely no negatives at all. Oh and cheaper than a few other big name estate agents I got quotes from locally too.

Gedling, Nottingham

We have sold our house with Lesley Greaves in May 2023 and now just completed purchase of a new home. Very pleased with the service provided. Assisted by Jade who showed excellent customer service. Very professional, friendly and responsive. Thank you 😊

Gedling, Nottingham



A decorative image on the left side of the page showing a modern interior. It features a dark grey bookshelf with warm yellow backlighting, holding various books and decorative objects like a red vase and glassware. In the foreground, a light-colored wooden armchair with a beige upholstered seat and backrest is visible. The floor is made of dark wood planks.

“— | WHY OUR CLIENTS LOVE US —|”

I have both brought and sold with Lesley Greaves Estate Agents and I can highly recommend them. They go above and beyond to cater for your needs. Thank to all the staff.

Burton Joyce, Nottingham

Very helpful, managed issues well. Good market reach, changed marketing strategy to maintain interest of potential buyers. Good communications throughout the selling process.

Gedling, Nottingham

Throughout the whole process of selling our house, Lesley Greaves staff kept us up to date with all viewings and feedback from prospective buyers. Very Professional. I wouldn't hesitate to highly recommend using Lesley Greaves as the Estate Agents to deal with selling/buying properties. Special thankyou to Jade that was our point of contact.

Netherfield, Nottingham


All the staff were very helpful and informative at every stage of the sale and purchase of our new home thank you to all at Lesley greaves for making the process uncomplicated.

Carlton, Nottingham



Lesley Greaves
Estate & Letting Agents
22 Main Road
Gedling
Nottingham
NG4 3HP

rightmove 

 PrimeLocation.com

 OnTheMarket

Zoopla

 The Property
Ombudsman

0115 987 7337 opt 1 sales@lesleygreaves.co.uk