

Lesley
Greaves

estate & letting agents

Burton Joyce Office

Specialising in village properties



The MODERN agent with TRADITIONAL values!!!

No Minimum Fee

Sales

The MODERN agent with TRADITIONAL values!!!

ABOUT US

Lesley Greaves established her own Estate Agency brand in 2006 having gained a working knowledge of the industry and had a desire to offer a more 'personal service' inspired ethos. This proved to be extremely successful and as such moved to new premises in Burton Joyce in 2008; a location that has proved so popular our 'village specialists' can still be found in that very same location today. Further expansion beckoned and in March 2015 she proudly opened an office in Gedling. This office increased the popularity of the successful independent brand so much so that in 2017 she was able to open a third office in Mapperley.

Lesley and all of her team at each extremely successful office realise that customer focus is absolutely vital to selling and letting; together with the use of the latest technology. All of our colleagues have access to the latest software and are able to use this powerful tool to enable them to keep each individual homebuyer and tenant informed as soon as a suitable property comes on to the market. We offer the widest possible coverage with our great local network of offices, that are all linked with state of the art computer and integrated telephone systems, so no opportunity to sell or let your property is missed.

We understand the service you require and as such as a client we offer every home seller the opportunity to discuss any questions you have face to face with a member of our team; who are here to help you through every step of the transaction even down to offering free advice relating to your next purchase whichever agent may be selling it. Our experience allows us to communicate with the whole property chain you are part of including legal, financial, and property professionals and fellow home movers; all of which help us to help make your move not only a successful one but as stress free as possible.

Once instructed to sell your property we will arrange to take quality photographs and prepare an informative brochure, complete with an energy performance certificate and clear floorplan. Our incentivised colleagues at all three of our offices will then match your property to their professionally qualified buyers and call them immediately. In conjunction with this we will place your properties full details on rightmove.co.uk and lesleygreaves.co.uk giving you the maximum national and indeed global coverage as well as using Facebook, Twitter and Instagram to keep clients aware of our social media coverage. As a valued client you can also choose to use our full accompanied viewing service which is offered to you exclusively at no extra charge.

To find out for yourself just how our approach to selling and letting has proved so popular and successful simply instruct us to sell or let your home now!

Lesley Greaves..... **The MODERN agent with TRADITIONAL values!!!**

Why Not Use Our Village Specialist To Sell Your Property?

BURTON JOYCE OFFICE

Specialising in village properties

Our founding office is very much at the heart of this much sought after village and from humble beginnings in 2006 has grown to be the 'go to' agent, not only for Burton Joyce but the many surrounding beautiful villages.

With a network of local offices we have many clients who gravitate toward village life and our office at 111 Church Road is ideally located to meet that need. The classically modern branch occupies a busy corner site with large display windows that draw the eye of many prospective buyers; couple this with plenty of space for clients to park, we feel it is the ideal location to peruse your next move.

Our love and knowledge of village property is extensive with our colleagues themselves being local residents which gives you our client an unparalleled access to an extensive list of pre-qualified buyers who seek out our advice when looking for their new home.

We cover a wide geographical area from Burton Joyce, Bulcote, Lowdham, Epperstone, Gunthorpe, and further still with many clients looking toward Hoveringham, Gonalston, Thurgarton and beyond to many of the lesser known little gems.

Our knowledge of your village location is unrivalled and we are ready to share this with your prospective buyers; please speak to one of our village specialists at our dedicated village office today..... **The MODERN agent with TRADITIONAL values!!!**



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SALES FEES

Our Sales fee offers you; comprehensive marketing to include;

- NO MINIMUM FEE
- Free EPC*
- Free Floor Plan*
- Advertising on rightmove.co.uk and our OWN interactive website; lesleygreaves.co.uk
- Social media coverage – Facebook, Twitter And Instagram
- Accompanied viewing service
- FULL marketing at ALL THREE OFFICES (Mapperley, Gedling & Burton Joyce office who specialise in village properties)
- Quality photos
- Regular marketing updates, feedback & advice throughout
- Proactive, incentivised & fully trained staff
- Members of The Property Ombudsman
- Comprehensive service tailored around you and your personal requirements
- State of the art telephone system means we will never miss a call
- Excellent local knowledge with national coverage

*** See our website for terms & conditions**



Why Not Use Lesley Greaves Estate Agents To Sell Your Property?

FREE EPC & FLOORPLAN*

October 2007 saw the introduction of Energy Performance Certificates (EPCs).

All properties that are on the market must have an EPC that is available for inspection by prospective buyers.

We offer you a FREE EPC for your property and arrange this on your behalf.

We also include a FREE floor plan which is essential in today's modern market, clients can see the layout of the accommodation at a glance.

Please see our website for the terms & conditions*

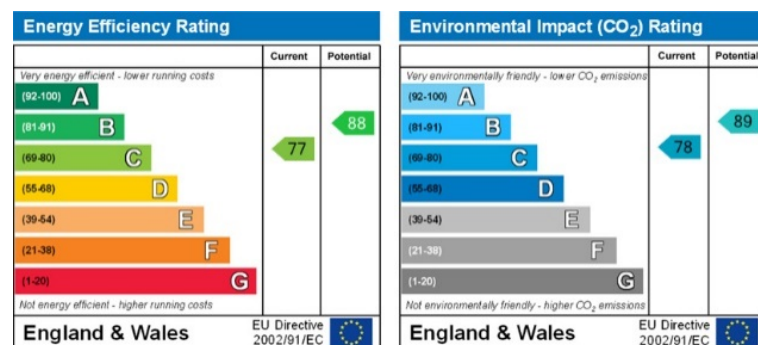


ACCURATE VALUATIONS

Marketing your property at the right price is crucial to achieving a successful sale. Our property appraisers have a wealth of experience, having worked in the locations they cover for many years; giving them an unrivalled insight in to local property prices. Each appraisal is meticulously prepared for with individually tailored research for every property they visit.

During your appointment we will conduct an inspection of your property and gardens in order to provide you with accurate figures for marketing your home; this will also involve a detailed discussion of comparable properties and local house price history. We will also explain our services and competitive fees. You will have time to ask any questions you have relating to any aspect of the moving process; and will be left with a comprehensive marketing pack prepared solely for you and your property.

Once on the market our colleagues will keep in touch with you, giving you regular updates including arranging viewings and subsequent feedback as well as general market activity. You will also have access to the appraiser who originally came out to your property should there be anything further you wish to discuss with them.



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ACCOMPANIED VIEWINGS

We know what works and know what our clients want. If you prefer we can conduct all the viewings on your behalf.

We understand you may know your property better than us. However, with our combined experience and knowledge we hope we can sell your property quicker than you could. We ensure that we are available to conduct all viewings on your behalf which enables us to get honest feedback.

We offer out of office hours viewings where required, meaning we can be available for viewings 7 days a week. We arrange times to suit both the buyer and the client and we ask owners to be out if possible to help put the buyer at ease.

We will find out exactly what a client thinks about your property after the viewing to ensure we give you accurate feedback. Feedback is essential in knowing that your property is being marketed correctly and most of all presented at its best.

Selling houses is about understanding client's requirements and knowing our properties well, this is what sets us apart from the rest, our expertise.

ONCE A SALE IS AGREED

Finding a buyer for your property is usually the less stressful part of the sales transition, often it is the sales process to completion that can be fraught with challenges. We successfully validate the credentials of buyers and sellers and additional parties involved in any related transaction before we issue a memorandum of sale.

We proactively and regularly check every link of every agreed chain, keeping buyers and sellers informed of the process throughout. We will discuss any concerns, should they manifest. We aim to find solutions wherever available and as quickly as possible to ensure the transaction can proceed to a formal exchange of contracts and completion.



Why Not Use Lesley Greaves Estate Agents To Sell Your Property?

WHY OUR CLIENTS LOVE US

TESTIMONIALS - Why our clients LOVE us

“Thank you for your assistance during the purchase of our property. Each and every one of the staff I have spoken to have been extremely courteous and helpful. The whole thing ran like clockwork and I wouldn't hesitate to recommend or use you again”

EAST BRIDGFORD, Nottingham

“Firstly, I cannot speak highly enough of the service I received from Lesley Greaves, in particular Kirsti who I will forever be indebted to. Through a very stressful personal time, my house move was pulled together quickly and efficiently, with no added stress or pressure. All I would say is, if you want to move and be looked after look no further”

WOODBOROUGH, Nottingham

“Dear Melissa & the team, Thank you for your help and support during this past year-through the ups and downs of selling a house, Thank you”

BURTON JOYCE, Nottingham-November



“THE NEGOTIATOR AWARDS 2018”

“Negotiator Awards 2018”

NOT one but TWO categories!!!

Excited to be named in the “**Negotiator Awards 2018**” as one of the top 20 branches of the National award for Estate Agent of the Year (2-5 branches) and Regional – East Midlands & West Midlands.

Hard work and excellent service really does pay off.



Where we are!

Burton Joyce Office

111 Church Road
Burton Joyce
Nottingham
NG14 5DJ

Tel: 0115 931 4474

Email: burtonjoyce@lesleygreaves.co.uk

Gedling Office

20 Main Road
Gedling
Nottingham
NG4 3HP

Tel: 0115 987 7337

Email: gedling@lesleygreaves.co.uk

Mapperley Office

910 Woodborough Road
Mapperley
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NG3 5QR

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