



10 Ways To
Improve Your
Garden

CONTENTS

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2 WELCOME

3 CLEAN & DE CLUTTER

4 PRIVACY

5 COLOUR!

6 SECURITY

7 FIRST IMPRESSIONS &
FURNITURE

8 SHED & PAINT

9 ANOTHER ROOM!

10 PATIO

11 WHY WE CAN HELP

12 CONTACT US

Welcome

Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped hundreds of client to move home.

Before selling we all try to make minor repairs around the home, perhaps add a new lick of paint here and there and a thorough clean but a lot of people neglect improving their garden.

A well presented garden improves the impression a buyer gets of your property enormously.

So we have pooled our experience to create this short guide to give you some helpful tips and advice on how to improve your garden ready to sell your home.

I hope you enjoy the guide, and if you need anymore information please feel free to reach out via any of the contact methods on the final page of this guide and me or one of my team will be happy to help.

Mark Nicholson



Clean & Declutter

Just like the inside of your home, you want buyers to be able to look at a space as a blank slate and imagine how they will use it. They might want the garden to entertain guests, perhaps they really want to get a pet, perhaps they have children and are looking for a place for them to run and play. Your garden needs to be tidy enough for different people to imagine all these different scenarios.

Start with your lawn, it instantly makes a garden look cleaner and bigger. Next cut away any dead plants, rake up leaves and fix any broken fencing.

Pay just as much attention to cleaning and maintenance in the garden as you would inside your home.



Privacy

If other homes' gardens can look into yours, consider how you can add privacy. Hedges and trees are a great way to block views in a discreet way.

Again, its imperative to allow potential buyers to imagine themselves spending time in the garden doing the things that they love without the prying eyes of nosey neighbours.



Colour!

Once your garden is tidy, we can now turn it into another selling point and key feature of your home as a whole!

Add some flowers to your garden whether its in the soil or in pots if you would like to take them with you when you leave.

This is especially important in the spring and summer months when you want to show your garden at its fullest potential!

In winter, fill any gaps in your garden with greenery to still maintain a full, healthy, vibrant space.



Security

If the people who are viewing have pets, they are going to be put off of your property if the garden isn't secure and their pets are at risk of leaving the property.

This is even more true when it comes to families with children.

They want to feel secure that when their children are in the garden, they are as safe as if they were inside the house.

Ensure you have fencing or walls and that they are well maintained.



First Impressions

If you're short on time or budget, focus on your kerb appeal and what your potential buyer might see in the first 8 seconds of arriving to your home or viewing the garden if its in the back.



Furniture

As we mentioned above, your garden is another room in your house that you should focus on. And as a room, it needs furniture and a touch of decor.

If you have garden furniture, ensure it is clean and placed outside. If you don't, consider borrowing at least 2 chairs.

You could then use a small table from inside your own home to stage a cozy spot for morning tea or afternoon wine.



Shed

Sheds are a great place to store things and they even become fashionable from time to time. If you can, add a shed to your garden.

It adds substance to your yard in terms of practicality but also is an easy way to make your garden look much better and become a focal point.

If you can insulate it, it could make an amazing home office which we see happening more and more



Paint

As always, don't underestimate how much of an impact it can make to paint your fences, shed or any other part of your garden. It makes everything look instantly new and clean!



Another Room!

A clean and neat garden will make sure you don't deter any potential buyers. But a stunning garden could be the feature that makes your garden stand out from all the other properties they might have viewed!

Its imperative that you think of your garden and treat it as another room in your house. It needs to be clean, maintained, look appealing, smell appealing, be staged with furniture, and make sure that people can imagine using the space and that its a space in which they want to spend time in.



Patio

If you have a patio its important that you have invested in good patio flooring or decking. Not only will this be an eyesore to potential customers, it will probably be something they leverage when negotiating their offer.

Remember to also add good lighting on your patio and around your garden! It is another living space that you need to be able to see in, but also to create an ambiance and something magical to look at!



Why we can help you

Selecting the best agent to help you sell your property is a big decision, especially with so much already going on in your life. Here's why we like to think you'd be wise to choose us to work for you.

Experience

We've been helping the people of Bassetlaw buy and sell their property since 2019, collectively our team has more than 40 years experience, and during that time we have helped hundreds of clients with to sell.

Marketing

With the largest following on social media of any estate agency in Bassetlaw, AI targeted advertising, presenter led videos and virtual tours we can offer the greatest level of market exposure in the district. Simply put - we place properties on more screens and in front of more buyers - giving you a better chance of securing a sale.

SecureSale

Selling a property is stressful enough without the worry of a sale falling through once you've found a buyer.

To reduce the chances of a transaction falling through, Nicholsons have introduced a solution called SecureSale, which reduces stress, significantly speeds up conveyancing times and makes property sales more reliable by reducing the fall-through rate dramatically.

For further info click [here](#)

Reviews



What can I say ?!!

I would highly recommend Mark and his team at Nicholson's Estate Agents; my house sold subject to contract in TWO DAYS of promotion and before going on Rightmove.

Mark's professionalism and knowledge of the business is without question. He leaves you feeling encouraged and assured that your house will sell if marketed at the right price. In addition his admin team keep you in the loop and update you on a regular basis on how your sale is progressing.

In my opinion they are a highly reputable company and go the extra mile for their clients.

My house sale is now completed and took 12 weeks from start to finish. I would strongly advise anyone to take Mark's advice when choosing a solicitor to act on your behalf.

Get in touch by using the contact numbers or email address below.

Scan the QR code to visit our website or click the WhatsApp symbol to start a conversation.

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