



A Guide on Selling  
Your Home in  
Spring

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## A GUIDE ON SELLING YOUR HOME IN SPRING



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# Welcome

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Hello, my name is Mark, and I'm the founder and CEO at Nicholson's Estate Agents.

Since 2019, Nicholson's has been serving the people of Bassetlaw. In that time, we've helped hundreds of clients move onto their next chapter. Spring is traditionally the most vibrant time of year for the property market, a season of new beginnings and fresh opportunities for both buyers and sellers alike.

We know that while the idea of a move is exciting, the process itself can feel a bit overwhelming, especially when you're juggling a busy life. Whether you've moved many times before or haven't been on the market in decades, we understand the magnitude of the transition.

At Nicholson's, we recognise that you aren't just selling bricks and mortar; you are moving on from a place filled with treasured memories. We never forget the emotional side of a sale. That's why, should you decide to sell your home with us, you can rest assured you'll always receive a patient, polite, and professional service.

This guide is designed to help you navigate the spring market with five clear, actionable steps to ensure your home stands out. After reading it, you may find it helpful to get some further advice that is tailored specifically to your home and your goals.

*Mark Nicholson*



# Boost Your "Curb Appeal"

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First impressions happen before a buyer even steps through the door. Spring is the perfect time to power-wash the driveway, trim the hedges, and add a pop of colour with some seasonal flowers near the entrance.

A freshly painted front door can make your home stand out in those first few seconds of a viewing.



# Master the "Spring Clean" and Declutter

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Buyers need to envision their own lives in your space, which is hard to do if your surfaces are crowded.

Take this opportunity to do a deep clean, pay special attention to windows to let that spring sunlight in, and pack away non-essential items.

Aim to clear about 50% of your visible items to make rooms feel larger and more inviting.



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# Tackle the "To-Do" List

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Small maintenance issues can be a major red flag for buyers, signalling that the home hasn't been well-cared for.

Spend a weekend fixing leaky taps, replacing blown light bulbs, and touching up scuffed paint.

These "quick wins" prevent buyers from mentally tallying up repair costs during a walkthrough.



# Bring the Outdoors In

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In the spring, your outdoor space is essentially another room of the house.

Set up your patio furniture to show off the "al fresco" lifestyle, and bring some of that greenery inside with fresh houseplants or a vase of flowers.

This creates a cohesive, fresh feel that resonates with people looking for a seasonal restart.



# Price Strategically for the Season

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Spring is competitive, so your pricing needs to be sharp. Work with a local expert to set a realistic price based on current market data rather than online estimates.

A well-priced home in the spring often generates more immediate interest and can even lead to multiple offers, helping you move faster.



# Why we can help you

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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 their house sale.

## Marketing

With a large following on social media 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.

## SecureMove

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 SecureMove, which reduces stress, significantly speeds up conveyancing times and makes property sales more reliable by reducing the fall-through rate dramatically.

## Reviews



From the sale of two houses and the assistance in managing the purchase of another in the chain Nicholsons have shown amazing professionalism, friendliness and efficiency in helping me navigate this stressful time.

I sold the first property in a couple of weeks and then the second in about 11 hours and that didn't even hit rightmove as they already have a number of people who have registered their interest. The properties were marketed beautifully and then as the sale progressed the team helped push everything along.

Special thanks to Mark and Ash who were amazing, couldn't recommend them enough.

**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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