





# The Walters Way!

At Walters, we simply have one goal – to help you sell your home in a straightforward and stress-free way, securing you the best possible price.

Selling a property doesn't need to be complicated and we are confident that we have the best team in place to move your sale forward positively and professionally. We look after you every step of the way, helping you make a move in the right direction.

Our Team manages every detail of the sales process – from the day the property goes on the market, to the day the sale is completed. However, we never forget that property is all about people too, and that you want to feel involved and informed. That's our approach and it's what we believe makes Walters different.



“Our aim is to give you an opportunity to have some control in the marketing of your home”.

So, we decided that we didn't want to tell you how we should market your home - you know it better than us: you know which features attracted you to the property, you also know the local residents and what local people want and the mediums they use.

So, we have created a service offering which is, in our opinion, far greater than any other agent. It is also flexible and allows you to add in additional services if you deem them important”.

## Marketing.





# Our Team.

We make sure there are no nasty surprises, anticipating any potential problems before they arise.

We financially check the quality of all potential buyers to ensure the strongest buyers are prioritised.

We work with you to put your property in the best possible position to sell.

We manage the sale of your property at all stages (so you can carry on with your busy life, without any additional hassle).



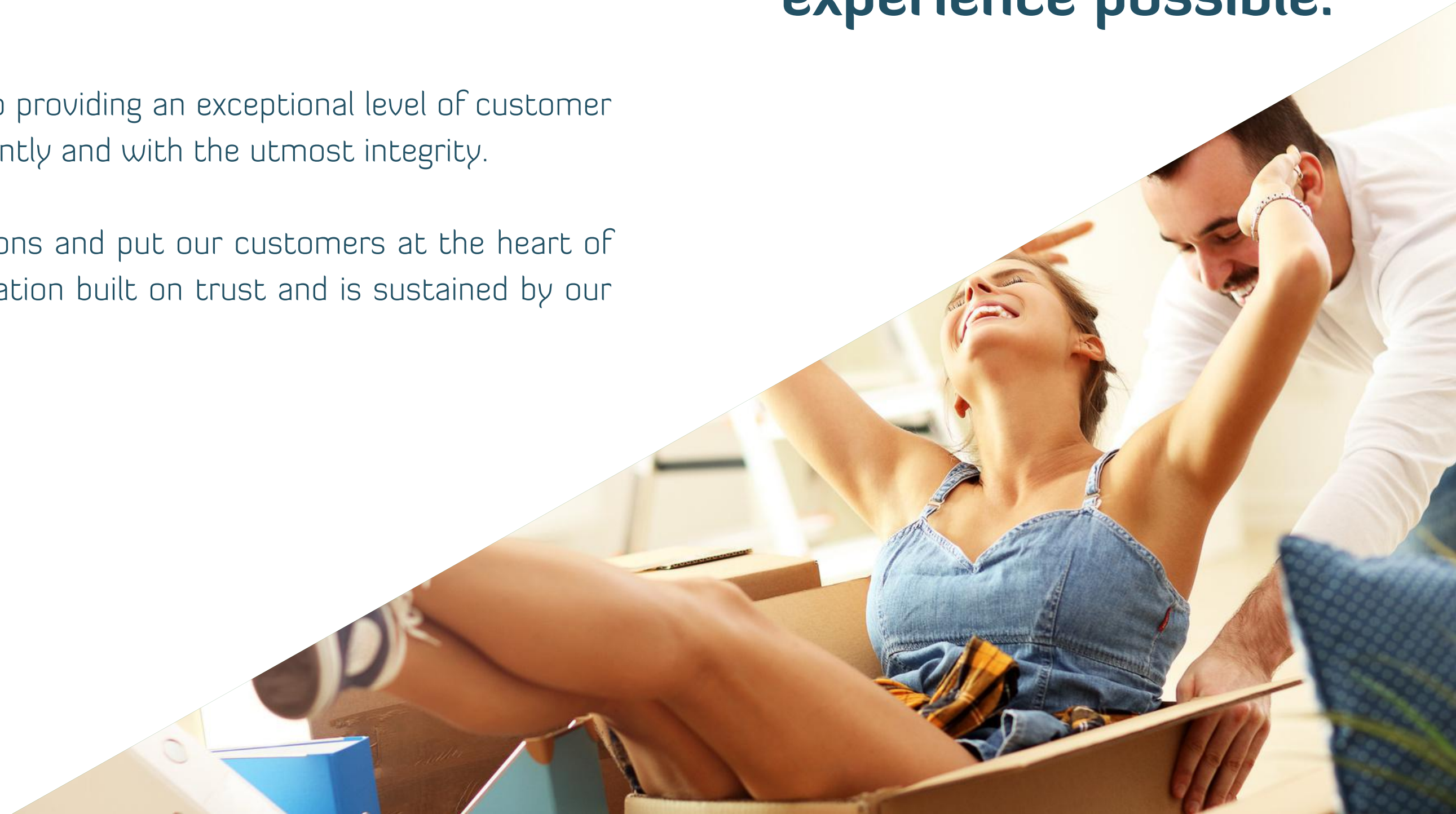
It's an experience that offers a high level of knowledge and detailed understanding of the sales process, but that puts things simply and always keeps great service at its focus.

We can tell you how we think we're different, but we would love the chance to show you. Choose Walters as your property partner and let us help you make a move in the right direction.

At Walters we are strongly committed to providing an exceptional level of customer service by operating professionally, efficiently and with the utmost integrity.

Our genuine passion to exceed expectations and put our customers at the heart of everything we do, has earned us a reputation built on trust and is sustained by our continued results.

**At Walters we want  
to provide the best  
Estate Agent  
experience possible.**







31 Jul  
Valuation Date 2023



4  
Bedrooms



1  
Bathrooms



3  
Receptions





One of the most common frustrations experienced by sellers, is a lack of oversight on what may be the biggest financial transactions in their lives.

Being a family business, who have invested in the latest technology, gives you 24/7 access to your valuer and tools, which allows you to check the following actions:

See valuation details and instruct Walters in just one click.

Preview the property listing and photos before they go live.

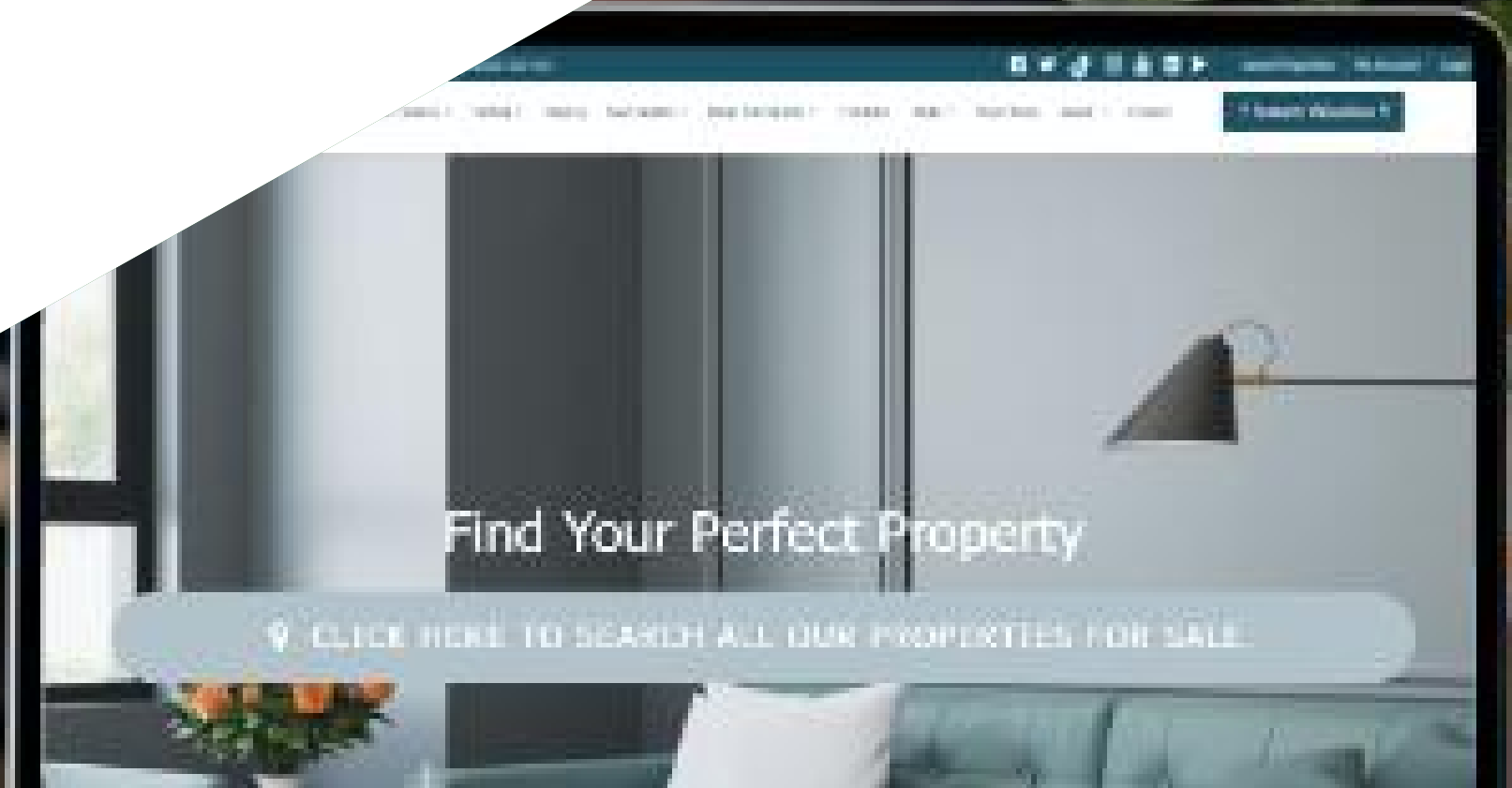
Confirm, rearrange, or cancel viewing requests.

Read feedback from Walters and potential buyers.

View and act on any property offers.

Easily track sales progression in real-time.

# We're not 9 till 5.



# All from the comfort of your home.

Moving home is not complicated, but it can be a daunting prospect and we recognise that your home is the largest single investment you will ever make.

Buying and selling property is a people business and excellent communication is essential for a successful move. In recognising this, the directors at Walters have developed a team of the most experienced property professionals in Lincoln; committed to providing an exceptional service with a personal touch.

The Team have more than 60 years' collective experience in the property market providing you with unrivalled sales and marketing strategies. Add the latest technology, an innovative website, floorplans, videos and high-quality advertising, plus coverage on all the property portals and social media – it's a winning recipe.

Our aim is simple; to provide the best possible service, from the start of your journey, whilst communicating regularly throughout the entire process. Whatever the property – you simply can't get a better agent to help you sell your house or flat.





When it comes to selling your property it's fine renovating, doing essential maintenance and staging your property, but these things will mean nothing if people aren't aware of your property, that is where we come into play.

It's important that you are aware of what type of marketing we will do and the additional services we invest in professional photography, professionally filmed and edited property presentations, with a presenter highlighting your homes unique features and Drone footage to show off the plot and surrounding areas.

# SELL, SELL, SELL





# Getting it ready to sell...

First impressions really do count. We have seen a great number of houses in our time, so we have compiled a list of handy tips to make your home stand out from the crowd.

Tidy the front garden, mend the gate, trim the hedges, and weed the flowers beds.

Make those minor repairs - fix that dripping tap, replace mouldy grout, repaint the cracks, replace the doors on cupboards that are broken, turn on the lights, open all the doors, and replace any lightbulbs that aren't working.

Kitchens and bathrooms are key rooms – clearing the surfaces will make them look larger. Do the washing up, put your laundry away, clean the toilet, and make sure the lid is down.

In the winter turn on the heating to give your home a warm and cosy feeling for all those viewers. In the summer fresh air is important, so open the windows to allow a fresh breeze into your home.





I used Walters in to sell my late mother's house, prior to this Walters were the managing agent for this property when it was a rental.

Everyone in the team have been extremely helpful, knowledgeable and professional in their approach. The sales team were always accessible and easy to contact, I was kept up to date with the progression of the sale and felt they pushed the sale to its conclusion, without their efforts it would have been a much slower process.

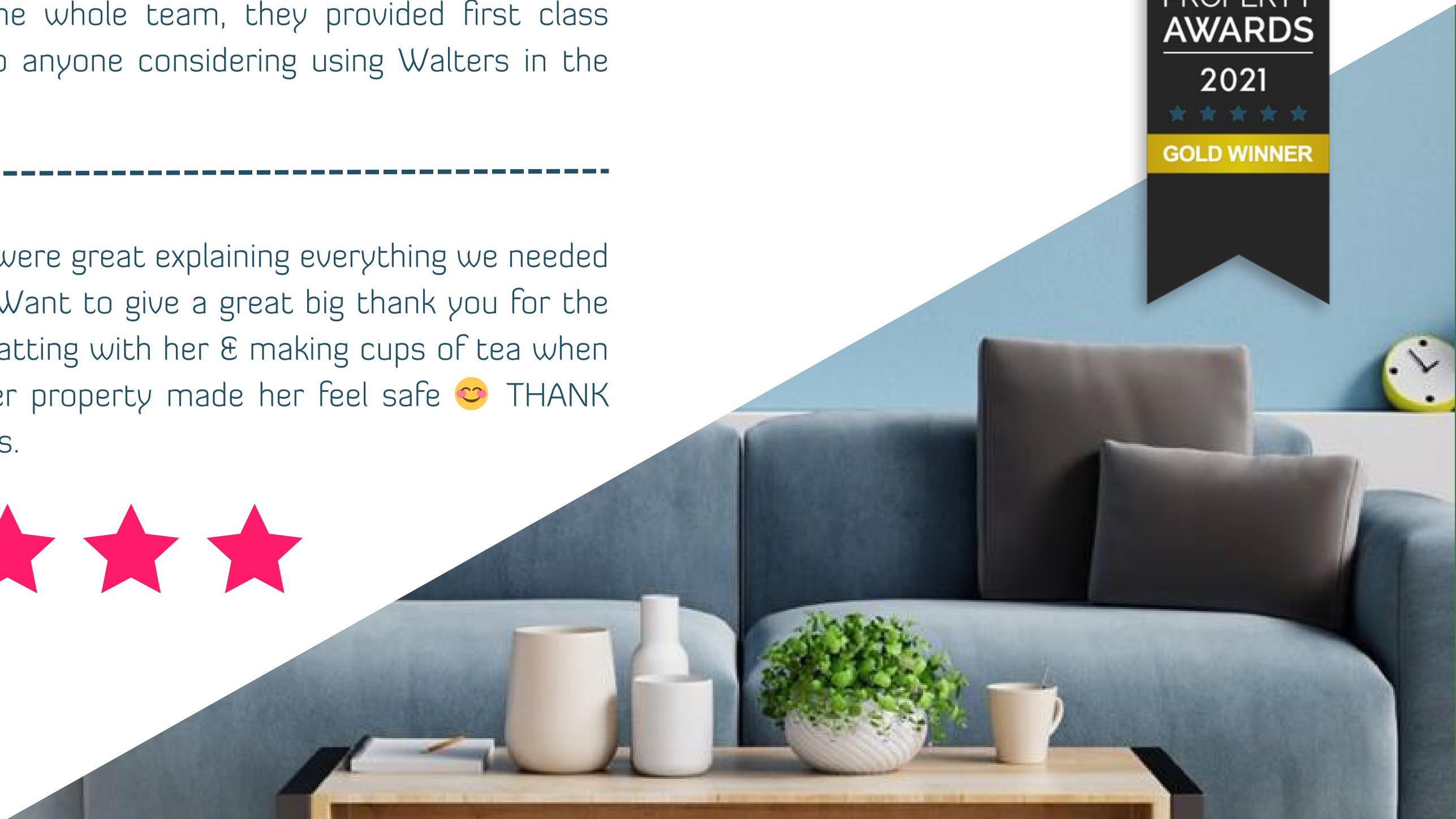
I couldn't have asked for more from the whole team, they provided first class service and I would recommend them to anyone considering using Walters in the future.

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From start to finish everyone at Walters were great explaining everything we needed to know nothing was too much trouble. Want to give a great big thank you for the extra effort they made with my mum, chatting with her & making cups of tea when they went round with people to view her property made her feel safe 😊 THANK YOU. Would definitely recommend Walters.



## Reviews





# FAMILY

**IS A GIFT THAT LASTS FOREVER  
GIVE THEM THE HOME THEY DESERVE**

Our award-winning Team are with you from the beginning.

Our Valuer will visit your property and work with the office team to put a marketing strategy in place. They will then guide you through any interest, negotiate offers and then progress your sale all the way through, from when you accept an offer, to completion day.

As a local high street agent, our team of property professionals are here to help 7 days a week, maximising interest and ensure we achieve the best possible outcome.





## End-to-end property experts

### With you all the way to moving day!

After you have had an offer accepted, you will benefit from a dedicated Move Manager to progress your sale through to completion.

This stage of the process is vital, according to Rightmove, 1 in 3 people will experience a problem after accepting an offer.

Our team are on hand to ensure that your move will be dealt with as swiftly and as smoothly as possible. They will:

- Financially qualify all buyers.
- Confirm all links in any chain.
- Contact Solicitors on your behalf.
- Ensure all the relevant documents are in place.
- Keep you informed on progress.
- Help you have a smoother sale.

So, if it's good old fashioned customer service with the latest technology that gets the results you're looking for, relax, we've got it all covered.





# Notes and Actions

## Two months to go...

- ✓ Talk to a van hire or removals company to get initial feedback and quotes.
- ✓ Buy your boxes, packing, and storage supplies.
- ✓ Start sorting out your belongings. Get rid/donate things you don't need.
- ✓ Begin packing non-essential items.
- ✓ Do you need kennels or a cattery for the move? Book it in advance.
- ✓ Think about putting items of excess furniture into storage until you've settled in.

## One month to go...

- ✓ If you're moving a long way, get your car serviced and tyres checked well before the trip.
- ✓ Register with local Doctors and Dentists if you are moving to a new area.
- ✓ Inform your local council of your change of address and cancel council tax payments.
- ✓ Inform your phone and internet providers of your change of address.
- ✓ Update the DVLA.
- ✓ Notify your bank of your change of address.
- ✓ Inform Inland Revenue.
- ✓ Update your insurance providers, ensure you have home insurance sorted for the day you move in.
- ✓ Confirm your moving arrangements with moving firms.
- ✓ Start putting items you don't use every day into boxes and label them.
- ✓ Arrange for someone to look after the children and pets if possible.

Could some of those items go into longer term storage to free up more room in your new home?

## Two weeks to go...

- ✓ Let people know about your change of address, including friends, online shops, mail order, milk, newspapers, and magazine subscriptions.
- ✓ Clean your house as you pack.
- ✓ Organise your mail to be re-directed for at least three months.

## One week to go...

- ✓ Confirm with your solicitor and estate agents that the move is going to plan.
- ✓ Notify TV Licensing of your new address.
- ✓ Make sure your packing is nearing completion - double-check the loft & garage.
- ✓ Ask your neighbours to make sure there is room outside your home for the removal van.
- ✓ Empty and defrost / dry out your fridge / freezer.
- ✓ Clear out your kitchen cupboards.
- ✓ Work out the moving route.
- ✓ Remind friends and family you'll need a hand next week.
- ✓ Pack valuables and important documents in a safe place to take in the car with you.

## The day before...

- ✓ Charge your mobile phone.
- ✓ Put everything practical you'll need to one side in a clearly marked box, tape measure, extension lead, step ladder etc.
- ✓ Get a box of first night essentials together.
- ✓ Collect your hire van or confirm tomorrow's schedule with your removal firm.
- ✓ Move all your packed boxes into a downstairs room if needed.

## Things to do on moving day...

- ✓ Record all utility meter readings for Water, Electricity, and Gas. Take a photo of the meter and let your providers know you are moving today.
- ✓ Strip the beds, curtains, and pack into clearly marked bags.
- ✓ Check the bathrooms for toiletries.

## Loading the van...

- ✓ Instruct your movers on what is moving and what is not.
- ✓ Check everywhere and do a final house clean.
- ✓ Leave all the sets of keys as arranged for the new owners.

Say goodbye and then hello to your new home.





# Notes and Actions





# walters

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🌐 [www.walters-property.com](http://www.walters-property.com)

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**PRS** Property  
Redress  
Scheme

