



BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



Back Lane, Little Addington  
Offers In The Region Of £619,500



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2



2



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**Floor 2**

Bedroom: 11'1" x 12'7" (3.38 m x 3.88 m)  
 Bedroom: 9'9" x 8'9" (2.99 m x 2.67 m)  
 Bedroom: 8'6" x 9' (2.59 m x 2.74 m)  
 Master Bedroom: 10'7" x 11'1" (3.23 m x 3.38 m)  
 Double Bathroom: 6'9" x 8' (2.06 m x 2.44 m)  
 Hall: 12'1" x 17'0" (3.68 m x 5.18 m)

**Floor 3**

Bedroom: 11'0" x 11'3" (3.35 m x 3.47 m)  
 Bedroom: 11'7" x 11'1" (3.46 m x 3.37 m)

**Floor 1**

Living Room: 12'5" x 17'1" (3.81 m x 5.21 m)  
 Dining Area: 9'8" x 12'1" (2.96 m x 3.68 m)  
 Kitchen: 10'0" x 11'0" (3.05 m x 3.35 m)  
 Family Room: 11'0" x 17'0" (3.35 m x 5.18 m)  
 Garage: 8'0" x 17'1" (2.44 m x 5.21 m)  
 Rear Porch: 10'0" x 11'0" (3.05 m x 3.35 m)  
 Hall: 12'1" x 17'0" (3.68 m x 5.18 m)  
 WC: 6'0" x 6'0" (1.83 m x 1.83 m)

**TOTAL: 1923 sq. ft. 178 m<sup>2</sup>**  
**FLOOR 1: 1047 sq. ft. 97 m<sup>2</sup>, FLOOR 2: 995 sq. ft. 92 m<sup>2</sup>, FLOOR 3: 281 sq. ft. 26 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 127 sq. ft. 12 m<sup>2</sup>, LOW CEILING: 67 sq. ft. 6 m<sup>2</sup>**  
 Floor Plan Created by Harner & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

## A map snippet from Google Maps showing the location of Little Addington. An orange location pin is placed on a road labeled 'Lower St'. The text 'Little Addington' is written below the pin. To the right, a blue line represents the 'River Neale'. In the bottom right corner, a road is labeled 'A45'. The Google logo is in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		62	85
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	